



City of Milpitas – Engineering Department

455 East Calaveras Boulevard, Milpitas, California 95035-5479 · www.ci.milpitas.ca.gov

DATE: September 6, 2019
TO: PROSPECTIVE CONSULTANTS
SUBJECT: **RFP FOR PARKS AND RECREATION MASTER PLAN UPDATE (PROJECT NO. 5115) - QUESTIONS AND CLARIFICATIONS No. 1**

Following is the list of questions that the City received for the above mentioned project and corresponding responses/clarifications from the City:

Questions 1: Does the City have a budget for consulting service on this project?

Response: The Budget for this project is between \$300,000 and \$400,000.

Questions 2: In the Existing Conditions Assessment (B), Task 6, what level of detail is expected for analyzing existing ADA compliance? Is an ADA Transition Plan desired, or will the ADA assessment be in the same form used in the 2008 Parks and Recreation ('Conforming' or 'Non-Conforming').

Response: The ADA analyses shall be at a similar level of detail as shown in the 2008 Parks and Recreation Master Plan. In addition, the analyses shall include a summary of noncompliance item and improvement recommendations.

Questions 3: What level of review of accessibility barriers does the City expect? Is it a comprehensive ADA study?

Response: See response #2.

Questions 4: How should the consultant consider analysis of building facility conditions? Is a full MEP facility assessment needed?

Response: A full MEP facility assessment is NOT needed. See RFP section B for more detail information.

Questions 5: To what extent will the CEQA analysis build on existing analysis and/or CEQA analysis conducted as part of the General Plan and Trails Master Plan updates? Should we expect any project-level analysis of specific park improvements?

Response: The City is not expecting any project-level analysis of specific park improvements. The consultant shall provide a cost with recommendation of the most practical approach that other agencies have implemented.

Questions 6: There is mention of the City's Trail, Pedestrian and Bicycle Master Plan Update in the RFP. What is the status of this update and who was the consulting firm assisting the City?

Response: The City's Trail, Pedestrian and Bicycle Master Plan is currently being updated by ALTA Planning + Design consulting firm. It is expected to be completed by fall 2020.

Questions 7: What is the status of the Parks Playground Assessment Project that was conducted last year?

Response: The Parks Playground Assessment was completed. The consultant shall incorporate the assessment report provided into the Parks and Recreation Master Plan Updates.

Questions 8: Does the Park Fund apply to Park Capital Improvement, operation or both?

Response: The Park Fund applies to Park Capital Improvement Project only.

Questions 9: In the scope of work under task A, there is mention of two meetings with Park Recreation & Cultural Resource (PRCRC) and City Council. Is that two meetings for each or one meeting for each?

Response: There will be total of two meetings, one for PRCRC and one for Council meeting.

Questions 10: The Midtown Specific Plan used a variety of techniques to engage the Milpitas community: Online survey, pop-up workshops at local events and open house. Were any of these techniques more effective than others in reaching the Milpitas community?

Response: A combination of the above techniques is desired in reaching out to Milpitas community. The consultants shall include strategies in their work plans for City to review. Please referring to RFP section C- Public Engagement.

Questions 11: Do you need translation for outreach materials? If so, what language?

Response: Outreach materials shall include English, Tradition Chinese, Vietnamese, and Spanish.

Questions 12: Was any environmental work done with the Sports Park in Specific Plan & General Plan updates that can be referenced to our CEQA work?

Response: The City is not aware of any environmental work that was completed. However, the consultant shall review the City's Specific Plans and General Plan and make the determination to see if there is anything that we can use for this Master Plan Update.

Questions 13: Does the city have base information on existing parks in digital format? GIS?

Response: The City can provide GIS base information on existing park sites consisting of aerial map, property line, and easement, but the City does not guarantee the accuracy of the information provided. The consultant shall be responsible in verifying and obtaining the accurate information.

Questions 14: Can we assume that evaluation of and recommendations for existing trails will be covered in the City's Trail, Pedestrian and Bicycle Master Plan?

Response: Yes, the evaluations and recommendations for trails will be covered in the City's Trails, Pedestrian and Bicycle Mater Plan Update. The consultant needs to include a separate section providing an overview of the City's trail and a statement referencing to the City's Trail, Pedestrian and Bicycle Master Plan. The section shall be similar to the 2008 Park and Recreation Master Plan.

Questions 15: The RFP states to include resumes for key individuals in the **Company Profile** section (section 2e of Narrative Proposal – pg. 16 of RFP), but also to attach resumes as appendices, which won't count towards the 50-page total. Should we include resumes twice (both in section 2e & the appendix), or would it be permissible to include a statement in section 2e to see appendix for full key personnel resumes (and not actually list them)?

Response: The consultant shall provide organizational chart showing the proposed team for this project. Key personnel resume shall be included in appendix.

Questions 16: Can you please clarify the "List of client reference name, contact email and telephone number?" (Section 2d of Narrative Proposal – pg. 16 of RFP) Is this item the same or different from the References section? (Section 5 of Narrative Proposal)

Response: Please include list of clients reference name, contact email and telephone number in section 5-References.

Questions 17: Do all forms (pgs. 14, 17-25 of RFP) count towards the 50 page limit?

Response: No, it is not included.

Questions 18: In the Existing Conditions Assessment (B), Task 3, what level of detail is desired for park inventorying and assessment? Should this assessment simply be an update to the inventory collection, or is a greater level of detail required, and if so what level of detail?

Response: The Consultant shall review all parks and facilities with the City staff and prepare the inventory of existing park. The assessment shall include an inventory of park amenities & their conditions, and specify park usages/participation level, park classification, and maintenance and operation schedule.

Questions 19: In the Existing Conditions Assessment (B), Task 6, is there a need for an updated Playground Safety Inspection at each park, conducted by a certified Playground Inspector?

Response: See Responses #7.

Questions 20: How many restroom buildings and ancillary buildings are there in the Parks/Future Parks/ Trails listed on page 27-28? And what year were each of the facilities built or upgraded?

Response: Facility Condition Assessment for Park Restrooms was completed in 2018, see Exhibit A

Questions 21: Page 1 mentions "Licensing and Bonding". Given that this project is a master plan, bonding isn't usually required and our necessary licensing will be for any landscape architects, architects, and/or engineers. Can you confirm that this is correct, or clarify if it is not?

Response: Bonding is NOT needed.

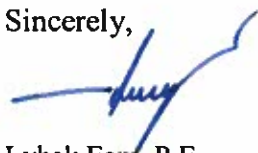
Questions 22: Page 15, 2nd paragraph states that resumes and references are to be attached as appendices, placing them outside of the 50-page limit. Page 16, Sections 2.e. and 4.c. also mention the inclusion of resumes, although 4.c. sounds more like a brief bio. Where would you like the resumes to be included?

Response: See response No. 15 & 16

Proposal for the RFP is still due by **3:00 pm on September 12, 2019**. When submitting proposals, please follow up and obtain confirmation of receipt from the City. The City will not be accountable for emails missed due to technical and size limitations.

If you have any questions or desire additional information, please contact me at (408) 586-3349 or leam@ci.milpitas.ca.gov. Thank you for your interest.

Sincerely,



Lyhak Eam, P.E.
Associate Civil Engineer

CC: Steve Erickson, Director of Engineering/City Engineer
Michael Silveira, CIP Manager



FACILITY CONDITION ASSESSMENT



Prepared for:

City of Milpitas
1265 North Milpitas Boulevard
Milpitas, California 95035
Tony Ndah

FACILITY CONDITION ASSESSMENT

Park Restrooms and Snack Shacks

Milpitas, California 95053

PREPARED BY:

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EMG Project Number:

131644.18R000-017.017

Date of Report:

December 27, 2018

On Site Date:

September 23-24, 2018
and October 3-4, 2018



engineering | environmental | capital planning | project management

TABLE OF CONTENTS

1	Executive Summary	1
1.1	Property Summary and Assessment Details.....	1
1.2	Significant/Systemic Findings or Deficiencies.....	4
1.3	Facility Condition Index (FCI)	5
1.4	Immediate Repairs	7
2	Dixon Landing Park RestroomSummary	10
3	Russell Middle School Summary	14
4	Cardoza Park Summary	17
5	Augustine Memorial Park Summary	20
6	Gill Memorial Park Restroom Summary	23
7	Jose Higuera Adobe Summary	26
8	Starlight Park Summary	29
9	Hall Memorial Park Summary	33
10	John McDermott Park Summary	36
11	Parc Metro East Summary	39
12	Bob McGuire Park Summary	43
13	Pinewood Park Summary	46
14	Alviso Adobe Park Restroom Summary	49
15	Foothill Park Summary	52
16	Murphy Park Summary	55
17	Cerano Park Summary	58
18	Sinnott Park Restrooms Summary	61
19	Opinions of Probable Costs	64
19.1	Methodology	64
19.2	Immediate Repairs	64
19.3	Replacement Reserves	64
20	Purpose and Scope	65
20.1	Purpose	65
20.2	Scope	66
21	ADA Accessibility	67
22	Certification	68
23	Appendices	69

1 Executive Summary

1.1 Property Summary and Assessment Details

General Information

Addresses

Dixon Landing Park Restroom: 1771 Milmont Drive
 Russel Middle School : 1500 Escuela Parkway, Milpitas
 Cardoza Park: 1356 Kennedy Drive, Milpitas
 Augustine Memorial Park: Cortex and Coelho, Milpitas
 Gill Memorial Park Restroom: 611 Paseo Refugio, Milpitas
 Jose Higuera Adobe: Wessex Place/North Park Victoria, Milpitas
 Starlight Park: 450 Rudyard Drive, Milpitas
 John McDermott Park: Alvarez Court / Abel, Milpitas
 Hall Memorial Park: 398 La Honda Drive, Milpitas
 Parc Metro East: Curtis Avenue, Milpitas
 Bob McGuire Park: Garden Street/South Milpitas Blvd.
 Pinewood Park : 298 Lonetree Court, Milpitas
 Alviso Adobe Park Restrooms: 2087 Alviso Adobe Court, Milpitas
 Foothill Park : 400 Roswell, Milpitas
 Murphy Park : 1588 Saratoga Drive, Milpitas
 Cerano Park : 751-823 Murphy Ranch Road, Milpitas
 Sinnott Park : 1501 Clearlake Avenue, Milpitas

Management Point of Contact

City of Milpitas, Mr. Tony Ndah
 408.586.2602 phone
tndah@ci.milpitas.ca.gov email

Property Type

Restroom and Snack Shacks

Number of Buildings

17

Date(s) of Visit

September 23 - 24, October 3 - 4, 2018

On-site Point of Contact (POC)

John McCarthy

Assessment & Report Prepared By

Kay van der Have & Adrian Reth

Reviewed By Kathleen Sullivan for
Matthew Anderson
Program Manager
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800.733.0660 x7613

Building Name	Gross Square Footage	Built/Renovated
Dixon Landing Park Restroom	1200	1970/2012
Russell Middle School	800	1999
Cardoza Park	280	1960s
Augustine Memorial Park	280	1960s
Gill Memorial Park Restroom	240	1960s
Jose Higuera Adobe Park	500	1960s/2017
Starlight Park	280	1960s
John McDermott Park	280	2014
Hall Memorial Park	240	1800
Parc Metro East	280	2000s
Bob McGuire Park	240	2016
Pinewood Park	280	1960s
Alviso Adobe Park Restroom	500	2013
Foothill Park	280	1960s
Murphy Park	280	1960s
Cerano Park	600	2012
Sinnott Park	280	1960s
Total SF	6,840	

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the properties overall condition. Other areas accessed included the exterior of the property, and the accessible roofs.

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Russell Middle School, Roof, Lack of Ladder
- Mechanical Space, Bob McGuire. The mechanical space is in the adjoining community center, the community center was locked.

1.2 Significant/Systemic Findings or Deficiencies

Historical Summary

Most of the restrooms appear to have been built in the 1960s. A few have been renovated in the past 10 years, but most appear to be very much as they were when originally built.

Architectural

Most of the restrooms have concrete masonry unit (CMU) wall construction and wood framed roof construction. Most of the CMU walls look good, two restrooms, Hall and Foothill, were noted to have significant vertical cracking. All the modified bituminous roofs are nearing the end of their lives and will need replacement within the next three years. Termite damage and or dry rot were seen in approximately half of the restrooms. Interior and exterior painting is budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

Many distribution panels appear to be original, and replacement is recommended. Much of the plumbing also appears to be original, and appears to be in serviceable condition. Heat is supplied only in the Thomas Russel Middle School Restroom; no others are conditioned.

Site

The sites were not reviewed.

Recommended Additional Studies

Termite damage and/or dry rot were noted in several restrooms. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the roof structure is also included.

There is possible structural damage at Foothill Park. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

Many of the restrooms were identified as having major or moderate accessibility issues. EMG recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

1.3 Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Ranges & Description

0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 60%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
60% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Park Restrooms - Snack Shacks	\$530	6,840	\$3,625,200	3.0%	7.0%	12.0%	19.0%
Park Restrooms - Snack Shacks / Alviso Adobe Park Restroom	\$530	500	\$265,000	0.0%	1.0%	3.0%	3.0%
Park Restrooms - Snack Shacks / Augustine Memorial Park	\$530	280	\$148,400	3.0%	8.0%	13.0%	30.0%
Park Restrooms - Snack Shacks / Bob McGuire Park	\$530	240	\$127,200	0.0%	0.0%	0.0%	15.0%
Park Restrooms - Snack Shacks / Cardoza Park	\$530	280	\$148,400	5.0%	10.0%	11.0%	18.0%
Park Restrooms - Snack Shacks / Cerano Park	\$530	600	\$318,000	0.0%	0.0%	1.0%	4.0%
Park Restrooms - Snack Shacks / Dixon Landing Park Restroom	\$530	1,200	\$636,000	0.0%	0.0%	1.0%	5.0%
Park Restrooms - Snack Shacks / Foothill Park	\$530	280	\$148,400	0.0%	6.0%	21.0%	25.0%
Park Restrooms - Snack Shacks / Gill Memorial Park Restroom	\$530	240	\$127,200	0.0%	8.0%	21.0%	38.0%
Park Restrooms - Snack Shacks / Hall Memorial Park	\$530	240	\$127,200	5.0%	16.0%	23.0%	24.0%
Park Restrooms - Snack Shacks / John McDermott Park	\$530	280	\$148,400	0.0%	0.0%	0.0%	0.0%
Park Restrooms - Snack Shacks / Jose Higuera Adobe	\$530	500	\$265,000	0.0%	0.0%	5.0%	13.0%
Park Restrooms - Snack Shacks / Murphy Park	\$530	280	\$148,400	0.0%	4.0%	12.0%	18.0%
Park Restrooms - Snack Shacks / Park Metro East	\$530	280	\$148,400	8.0%	8.0%	15.0%	21.0%
Park Restrooms - Snack Shacks / Pinewood Park	\$530	280	\$148,400	22.0%	25.0%	32.0%	42.0%
Park Restrooms - Snack Shacks / Sinnott Park Restroom	\$530	280	\$148,400	4.0%	14.0%	30.0%	36.0%
Park Restrooms - Snack Shacks / Starlight Park	\$530	280	\$148,400	0.0%	17.0%	27.0%	37.0%
Park Restrooms - Snack Shacks / Thomas Russell middle school	\$530	800	\$424,000	2.0%	12.0%	15.0%	28.0%

1.4 Immediate Repairs

Immediate Repairs Report							
11/12/2018							
							
Location Name	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency	Repair Estimate *
Park Restrooms - Snack Shacks / Alviso Adobe Park Restroom	Fire Alarm System, Office Building, Install	500	SF	\$2.36	\$1,180		\$1,390
Park Restrooms - Snack Shacks / Augustine Memorial Park	Drinking Fountain, Vitreous China, Replace	1	EA	\$1,938.99	\$1,939		\$2,284
Park Restrooms - Snack Shacks / Augustine Memorial Park	Floor Drain, , Replace	1	EA	\$406.91	\$407		\$479
Park Restrooms - Snack Shacks / Augustine Memorial Park	Distribution Panel, 100 AMP, Replace	1	EA	\$5,079.93	\$5,080		\$5,984
Park Restrooms - Snack Shacks / Augustine Memorial Park	ADA, Restroom, Hand Dryer, Modify	2	EA	\$850.00	\$1,700		\$2,003
Park Restrooms - Snack Shacks / Cardoza Park	Exterior Door, Steel, Replace	2	EA	\$950.12	\$1,900		\$2,238
Park Restrooms - Snack Shacks / Cardoza Park	Interior Floor Finish, Elastomeric Coating, Prep & Paint	240	SF	\$12.95	\$3,108		\$3,661
Park Restrooms - Snack Shacks / Cardoza Park	Distribution Panel, 100 AMP, Replace	1	EA	\$5,079.93	\$5,080		\$5,984
Park Restrooms - Snack Shacks / Cardoza Park	Receptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace	1	EA	\$85.88	\$86		\$101
Park Restrooms - Snack Shacks / Cardoza Park	ADA, Restroom, Hand Dryer, Modify	2	EA	\$850.00	\$1,700		\$2,003
Park Restrooms - Snack Shacks / Cerano Park	Fire Extinguisher, , Replace	1	EA	\$356.54	\$357		\$420
Park Restrooms - Snack Shacks / Dixon Landing Park Restroom	Kitchen Counter, Ceramic Tile, Replace	18	LF	\$85.12	\$1,532		\$1,805
Park Restrooms - Snack Shacks / Gill Memorial Park Restroom	Interior Floor Finish, Epoxy Coating, Prep & Paint	220	SF	\$8.74	\$1,923		\$2,265
Park Restrooms - Snack Shacks / Gill Memorial Park Restroom	Receptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace	1	EA	\$85.88	\$86		\$101
Park Restrooms - Snack Shacks / Gill Memorial Park Restroom	Receptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace	1	EA	\$85.88	\$86		\$101
Park Restrooms - Snack Shacks / Hall Memorial Park	Interior Floor Finish, Epoxy Coating, Prep & Paint	240	SF	\$8.74	\$2,098		\$2,471
Park Restrooms - Snack Shacks / Hall Memorial Park	Distribution Panel, 100 AMP, Replace	1	EA	\$5,079.93	\$5,080		\$5,984
Park Restrooms - Snack Shacks / Hall Memorial Park	Distribution Panel, 225 AMP, Replace	1	EA	\$7,951.00	\$7,951		\$9,366
Park Restrooms - Snack Shacks / Park Metro East	Roof Structure, Pitched, Heavy Timber Framing, Replace	30	SF	\$31.32	\$940		\$1,107
Park Restrooms - Snack Shacks / Park Metro East	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	700	SF	\$2.87	\$2,009		\$2,367
Park Restrooms - Snack Shacks / Park Metro East	Exterior Door, Steel, Replace	1	EA	\$950.12	\$950		\$1,119
Park Restrooms - Snack Shacks / Park Metro East	Roof, Clay/Concrete Tile, Replace	310	SF	\$15.23	\$4,722		\$5,562
Park Restrooms - Snack Shacks / Park Metro East	Interior Wall Finish, Generic Surface, Prep & Paint	800	SF	\$1.45	\$1,160		\$1,366
Park Restrooms - Snack Shacks / Park Metro East	ADA, Restroom, Lavatory Pipe Wraps, Install	1	EA	\$80.00	\$80		\$94
Park Restrooms - Snack Shacks	Architect/Engineer, Building Envelope, Masonry, Evaluate/Report	1	EA	\$9,500.00	\$9,500		\$11,191
Park Restrooms - Snack Shacks	Licensed Inspector, Termite investigation, Evaluate/Report	1	EA	\$7,000.00	\$7,000		\$8,246
Park Restrooms - Snack Shacks	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	EA	\$15,000.00	\$15,000		\$17,670
Park Restrooms - Snack Shacks / Pinewood Park	Roof Structure, Pitched, Heavy Timber Framing, Replace	280	SF	\$31.32	\$8,770		\$10,331
Park Restrooms - Snack Shacks / Pinewood Park	Interior Floor Finish, Epoxy Coating, Prep & Paint	240	SF	\$8.74	\$2,098		\$2,471
Park Restrooms - Snack Shacks / Pinewood Park	Sink/Lavatory, Stainless Steel, Replace	2	EA	\$1,054.05	\$2,108		\$2,483
Park Restrooms - Snack Shacks / Pinewood Park	Hand Dryer, Restroom, Replace	2	EA	\$1,581.00	\$3,162		\$3,725
Park Restrooms - Snack Shacks / Pinewood Park	Fire Extinguisher, , Replace	1	EA	\$356.54	\$357		\$420
Park Restrooms - Snack Shacks / Pinewood Park	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	1	EA	\$5,079.93	\$5,080		\$5,984
Park Restrooms - Snack Shacks / Pinewood Park	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	1	EA	\$5,079.93	\$5,080		\$5,984
Park Restrooms - Snack Shacks / Pinewood Park	Lighting System, Interior, Upgrade	280	SF	\$9.24	\$2,588		\$3,048
Park Restrooms - Snack Shacks / Sinnott Park Restroom	Roof Structure, Pitched, Heavy Timber Framing, Replace	50	SF	\$31.32	\$1,566		\$1,845
Park Restrooms - Snack Shacks / Sinnott Park Restroom	Interior Floor Finish, Elastomeric Coating, Prep & Paint	280	SF	\$12.95	\$3,626		\$4,271
Park Restrooms - Snack Shacks / Sinnott Park Restroom	ADA, Restroom, Hand Dryer, Modify	2	EA	\$850.00	\$1,700		\$2,003
Park Restrooms - Snack Shacks / Starlight Park	Hand Dryer, Restroom, Replace	2	EA	\$1,581.00	\$3,162		\$3,725
Park Restrooms - Snack Shacks / Starlight Park	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	1	EA	\$5,079.93	\$5,080		\$5,984
Park Restrooms - Snack Shacks / Starlight Park	Receptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace	1	EA	\$85.88	\$86		\$101
Park Restrooms - Snack Shacks / Thomas Russell middle school	Exterior Wall, Fiber Cement Siding, 1-2 Stories, Replace	1200	SF	\$6.24	\$7,488		\$8,821
Park Restrooms - Snack Shacks / Thomas Russell middle school	Exterior Door, Steel, Replace	2	EA	\$950.12	\$1,900		\$2,238
Park Restrooms - Snack Shacks / Thomas Russell middle school	Interior Floor Finish, Vinyl Sheeting, Replace	500	SF	\$7.01	\$3,505		\$4,128
Park Restrooms - Snack Shacks / Thomas Russell middle school	Sink/Lavatory, Enameled Steel, Replace	3	EA	\$616.03	\$1,848		\$2,177
Park Restrooms - Snack Shacks / Thomas Russell middle school	Receptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace	1	EA	\$85.88	\$86		\$101
Park Restrooms - Snack Shacks / Thomas Russell middle school	Commercial Kitchen, Refrigerator, 3-Door Reach-In, Replace	1	EA	\$5,804.00	\$5,804		\$6,837
Immediate Repairs Total							\$174,043
* Location Factor included in totals.							

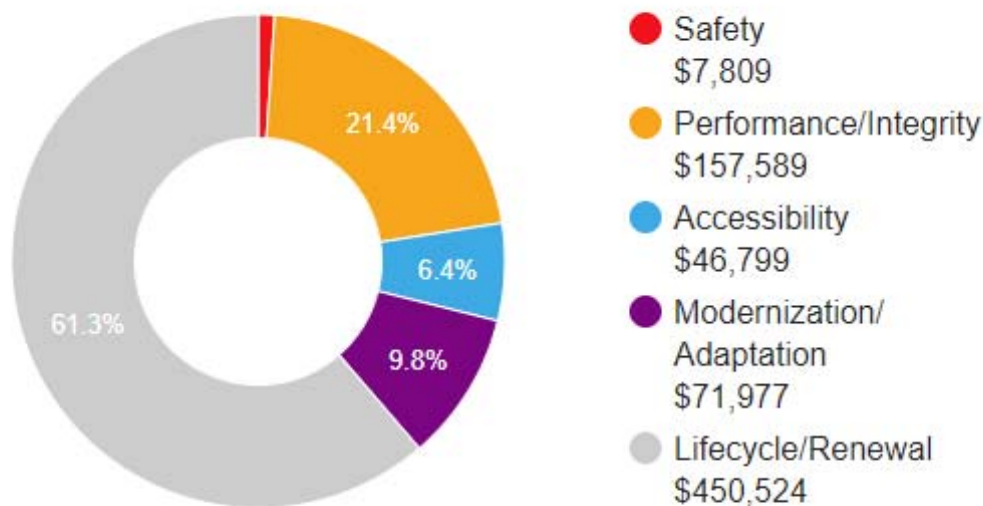
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■ An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■ Components, systems, or spaces that are recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■ Any component or system in which future repair or replacement is anticipated beyond the next several years or is of minimal substantial early-term consequence.

Plan Type Distribution (by Cost)



Ten year total: \$901,676

2 Dixon Landing Park Restroom Summary



Dixon Landing Park Restroom Information

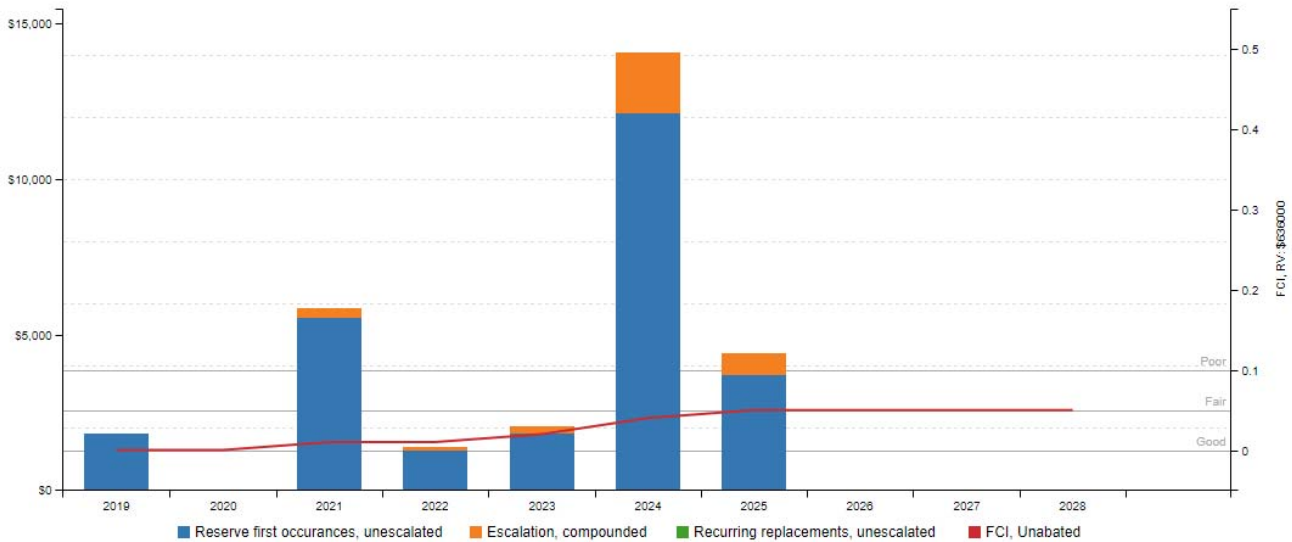
Address	1771 Milmont Drive, Milpitas, California	
Constructed/ Renovated	1970/2012	
Building Size	1,200 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls on concrete slab	Fair
Façade	Exposed CMU with aluminum windows	Fair
Roof	Primary: Hip construction with metal finish	Fair
Interiors	Walls: Painted CMU Floors: Concrete Ceilings: Painted plywood	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Electric water heater in snack shack No hot water in restrooms	Fair

Dixon Landing Park Restroom Information

HVAC	None	--
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, CFL, incandescent Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	Commercial kitchen equipment	--
Site Pavement	Not reviewed	--
Site Development	Not reviewed	--
Key Issues & Findings	ADA items	

FCI Analysis: Park Restrooms - Snack Shacks Dixon Landing Park Restroom

Replacement Value: \$ 636,000; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$4,900	-	\$6,585	\$11,485
Roofing	-	-	\$9,145	-	\$48,289	\$57,434
Interiors	-	\$1,399	\$2,054	-	\$14,578	\$18,031
Plumbing	-	\$1,266	-	-	\$24,825	\$26,091
Fire Suppression	-	-	-	-	\$2,395	\$2,395
HVAC	-	\$3,950	-	-	\$5,309	\$9,259
Electrical	-	-	-	\$2,526	\$2,285	\$4,811
Equipment/Special	\$1,804	\$636	-	\$4,410	\$855	\$7,705
Landscaping	-	-	-	\$56,421	-	\$56,421
TOTALS	\$1,804	\$7,251	\$16,099	\$63,357	\$105,121	\$193,632

Dixon Landing Park Restroom Information Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3 Russell Middle School Summary



Russell Middle School Information

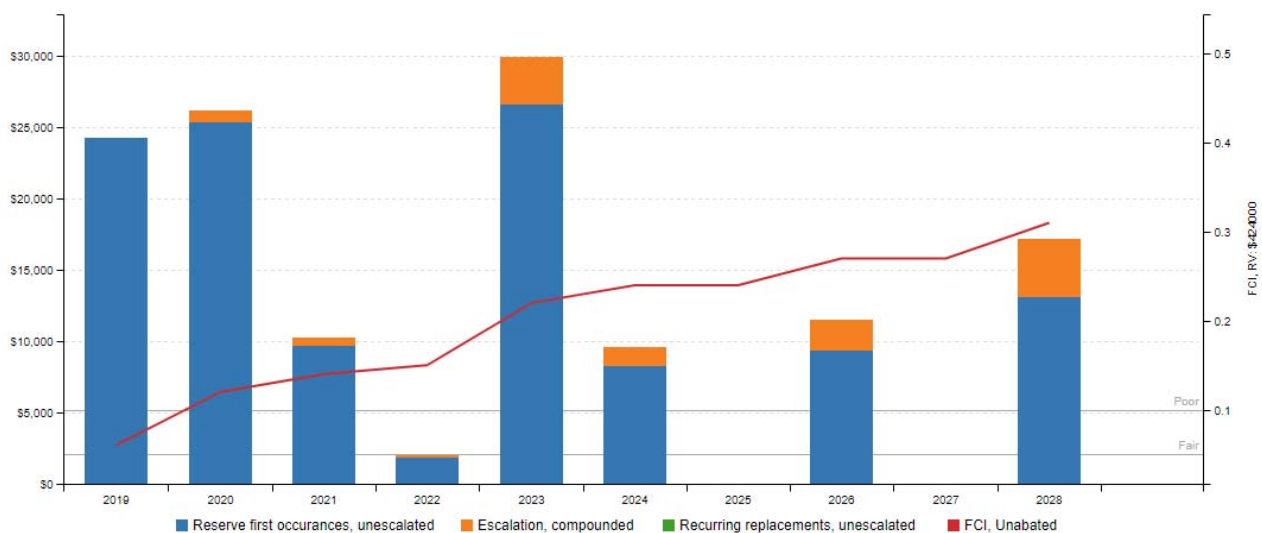
Address	1500 Escuela Parkway, Milpitas, California	
Constructed/ Renovated	1999	
Building Size	800 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Portable restroom on T-footing	Fair
Façade	Painted hardboard with aluminum windows	Poor
Roof	Primary: Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board & RFP Floors: Sheet vinyl Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Electric water heater No hot water in restrooms	Fair

Russell Middle School Information

HVAC	No cooling, electric wall heaters	Fair
Fire Suppression	Wet-pipe sprinkler system; fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, Emergency: None	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Site Pavement	Not reviewed	--
Site Development	Not Reviewed	--
Key Issues & Findings	Exterior hardboard siding is rotting, replacement recommended.	

FCI Analysis: Park Restrooms - Snack Shacks Thomas Russell middle school

Replacement Value: \$ 424,000; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$11,058	-	\$1,548	-	\$3,594	\$16,200
Roofing	-	-	-	-	-	-
Interiors	\$4,128	\$2,001	\$15,219	-	\$17,518	\$38,866
Plumbing	\$2,177	\$1,525	\$10,325	-	\$7,811	\$21,838
HVAC	-	-	\$4,191	-	\$11,488	\$15,679
Electrical	\$101	\$1,243	\$6,937	\$28,678	-	\$36,959
Fire Alarm & Comm	-	\$27,757	-	-	\$38,368	\$66,125
Equipment/Special	\$6,837	\$5,874	\$1,305	-	\$19,569	\$33,585
TOTALS	\$24,301	\$38,400	\$39,525	\$28,678	\$98,348	\$229,252

Russell Middle School Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchens/Kitchenettes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4 Cardoza Park Summary



Cardoza Park Information

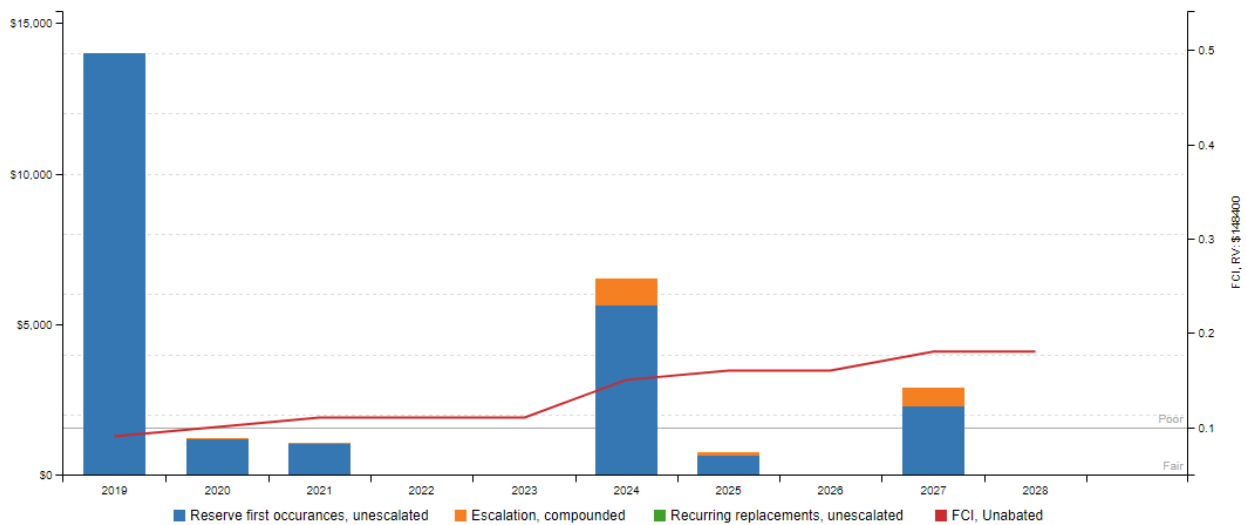
Address	1356 Kennedy Drive, Milpitas, California	
Constructed/ Renovated	1960s	
Building Size	280 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete masonry unit structure on concrete slab with wood-framed roof	Good
Façade	Painted CMU with no windows	Good
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: CMU with skim coat Floors: Painted concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair

Cardoza Park Information

HVAC	None	--
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Not reviewed	--
Site Development	Not reviewed	--
Key Issues & Findings	ADA items	

FCI Analysis: Park Restrooms - Snack Shacks Cardoza Park

Replacement Value: \$ 148,400; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	\$2,238	-	\$2,821	-	\$3,792	\$8,851
Roofing	-	-	\$3,685	-	-	\$3,685
Interiors	\$3,661	\$1,087	-	\$7,062	\$2,772	\$14,582
Plumbing	-	-	-	\$2,893	\$8,618	\$11,511
Electrical	\$6,085	-	-	-	\$3,246	\$9,331
Pavement	-	\$1,213	-	-	-	\$1,213
Site Development	-	-	-	-	-	-
Accessibility	\$2,002	-	-	-	-	\$2,002
TOTALS	\$13,986	\$2,300	\$6,506	\$9,955	\$18,428	\$51,175

Cardoza Park Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5 Augustine Memorial Park Summary



Augustine Memorial Park Information

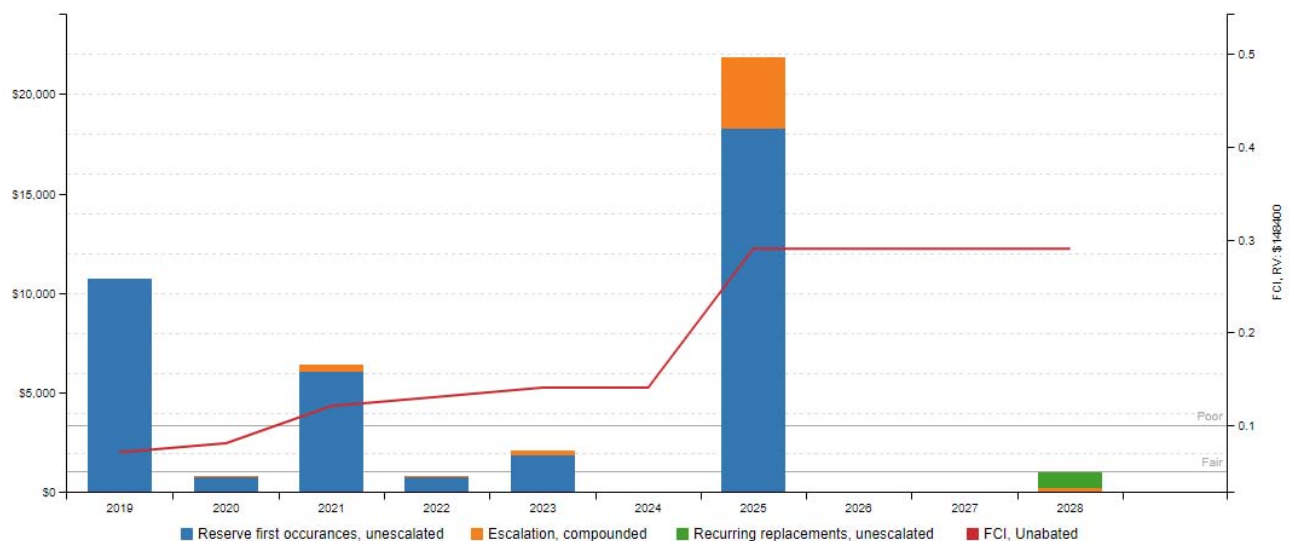
Address	Cortex and Coelho, Milpitas, California	
Constructed/ Renovated	1960s	
Building Size	280 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete masonry unit structure on concrete slab with wood-framed roof	Fair
Façade	Painted CMU with no windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU Floors: Painted concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair

Augustine Memorial Park Information

HVAC	None	--
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-12 Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Not reviewed	--
Site Development	Not reviewed	--
Key Issues & Findings	Aged distribution panels, Failed drinking fountain and floor drain, ADA items	

FCI Analysis: Park Restrooms - Snack Shacks Augustine Memorial Park

Replacement Value: \$ 148,400; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$1,255	-	\$1,336	\$13,040	\$15,631
Roofing	-	-	-	\$3,767	\$9,169	\$12,936
Interiors	-	\$6,789	-	\$1,003	\$6,478	\$14,270
Plumbing	\$2,763	-	-	-	\$6,995	\$9,758
Electrical	\$5,984	-	\$2,115	-	\$12,898	\$20,997
Equipment/Special	-	-	-	-	-	-
Site Development	-	-	-	-	-	-
Landscaping	-	-	-	\$16,709	-	\$16,709
Accessibility	\$2,002	-	-	-	-	\$2,002
TOTALS	\$10,749	\$8,044	\$2,115	\$22,815	\$48,580	\$92,303

Augustine Memorial Park Restroom Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6 Gill Memorial Park Restroom Summary



Gill Memorial Park Restroom Information

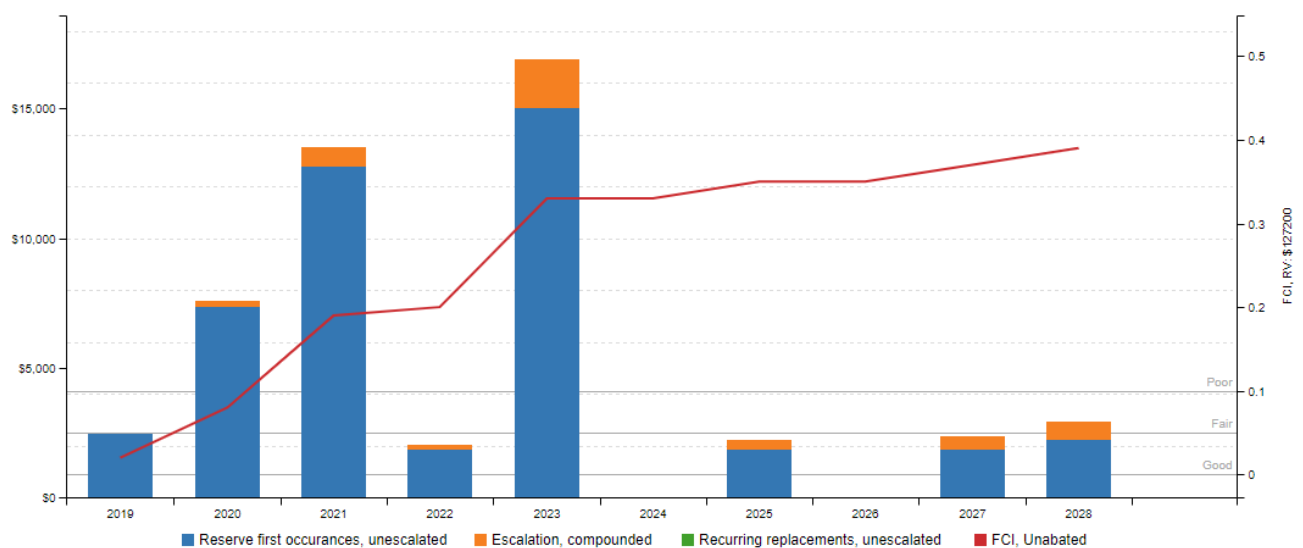
Address	611 Paseo Refugio, Milpitas, California	
Constructed/ Renovated	1960s	
Building Size	240 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls on a slab with wood-framed roof	Fair
Façade	Painted CMU with no windows	Fair
Roof	Primary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted CMU, unfinished Floors: Epoxy floor coating Ceilings: Painted underside of wood sheathing	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair

Gill Memorial Park Restroom Information

HVAC	None	--
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-12 Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Not reviewed	--
Site Development	Not reviewed	--
Key Issues & Findings	The rafter tails have dry rot, the electric panel is aged, several receptacles should be waterproof & GFCI, ADA items	

FCI Analysis: Park Restrooms - Snack Shacks Gill Memorial Park Restroom

Replacement Value: \$ 127,200; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	\$7,599	-	-	-	\$7,599
Facade	-	\$2,031	-	\$2,920	\$2,730	\$7,681
Roofing	-	-	-	-	-	-
Interiors	\$2,265	\$1,674	-	\$4,374	\$5,296	\$13,609
Plumbing	-	-	-	-	\$8,124	\$8,124
Electrical	\$202	\$11,856	\$1,133	\$4,625	-	\$17,816
Site Development	-	-	-	-	\$1,246	\$1,246
Landscaping	-	-	\$15,750	-	\$24,538	\$40,288
TOTALS	\$2,467	\$23,160	\$16,883	\$11,919	\$41,934	\$96,363

Gill Memorial Park Restroom Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7 Jose Higuera Adobe Summary



Jose Higuera Adobe Information

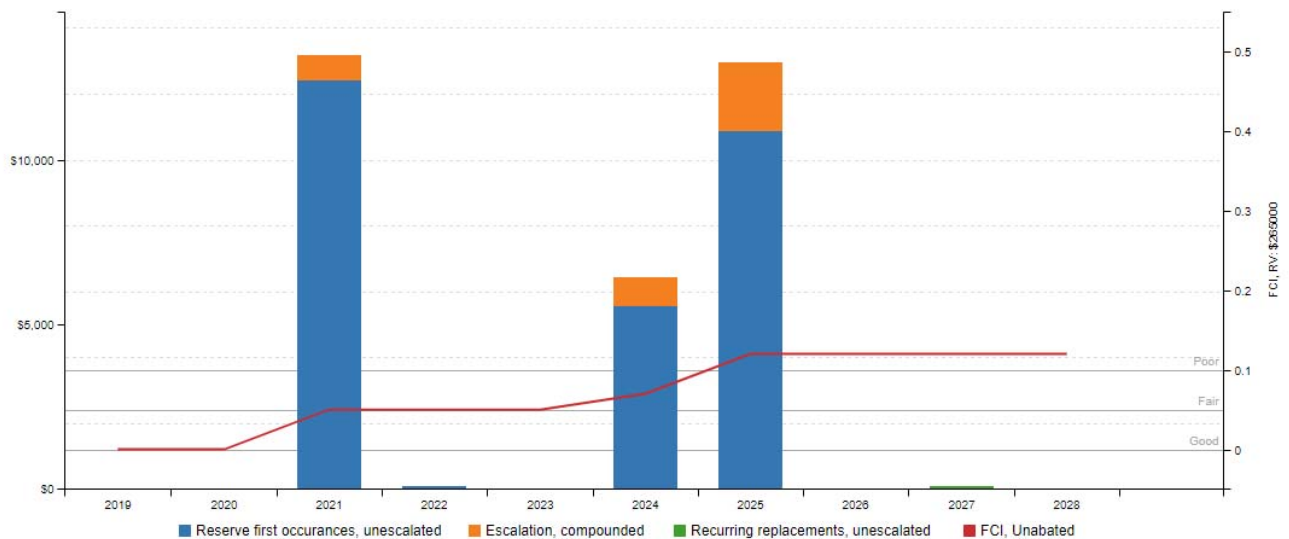
Address	Wessex Place/ North Park Victoria, Milpitas, California	
Constructed/ Renovated	1960s / 2017	
Building Size	500 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls on a slab with wood-framed roof	Good
Façade	Concrete block with a skim coat and no windows	Good
Roof	Primary: Gable construction with clay/concrete tiles	Good
Interiors	Walls: Unfinished CMU Floors: Unfinished concrete Ceilings: Sealed/exposed	Good
Elevators	None	--
Plumbing	Copper supply and ABS waste & venting Electric water heater	Good

Jose Higuera Adobe Information

HVAC	None	--
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-12 Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Not reviewed	--
Site Development	Not reviewed	--
Key Issues & Findings	None	

FCI Analysis: Park Restrooms - Snack Shacks Jose Higuera Adobe

Replacement Value: \$ 265,000; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$896	-	\$12,965	\$6,358	\$20,219
Roofing	-	-	-	-	-	-
Interiors	-	\$91	\$2,098	\$106	\$2,924	\$5,219
Plumbing	-	\$2,383	-	-	\$11,091	\$13,474
HVAC	-	-	\$4,317	-	\$5,801	\$10,118
Electrical	-	\$9,880	-	\$2,526	\$5,409	\$17,815
TOTALS	-	\$13,250	\$6,415	\$15,597	\$31,583	\$66,845

Jose Higuera Adobe Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8 Starlight Park Summary



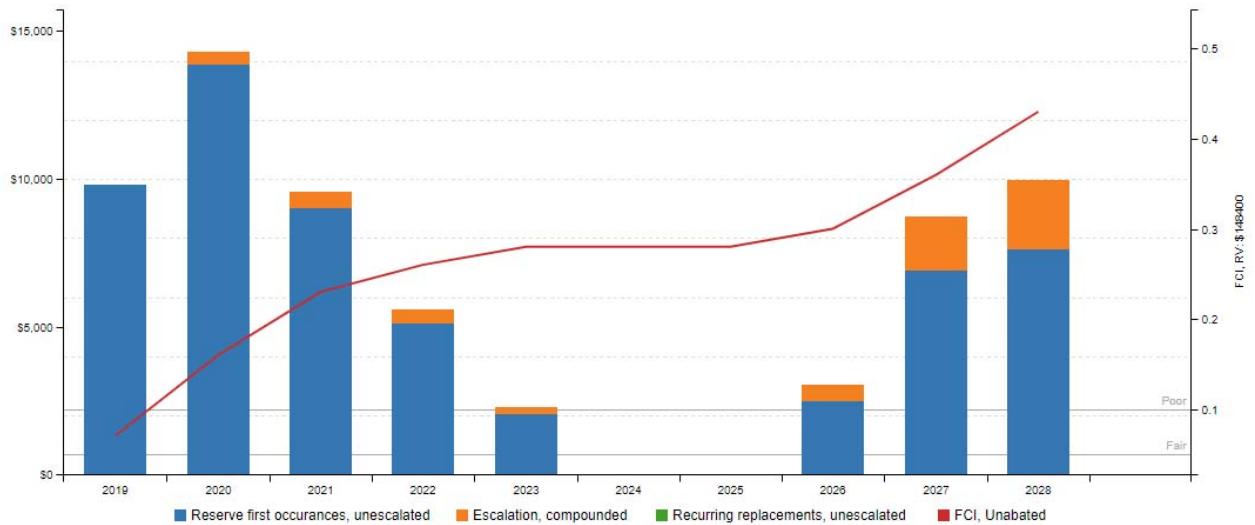
Starlight Park Information

Address	450 Rudyard Drive, Milpitas , California	
Constructed/ Renovated	1960s	
Building Size	280 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete masonry unit structure on concrete slab with wood-framed roof	Fair
Façade	Painted CMU with no windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU Floors: Epoxy on concrete Ceilings: Painted exposed wood	Fair

Starlight Park Information		
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting	Fair
HVAC	None	--
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: CFL Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Not reviewed	--
Site Development	Not reviewed	--
Key Issues & Findings	Termite damage	

FCI Analysis: Park Restrooms - Snack Shacks Starlight Park

Replacement Value: \$ 148,400; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	\$14,285	-	-	-	\$14,285
Facade	-	-	\$2,283	-	\$3,069	\$5,352
Roofing	-	\$4,284	-	-	-	\$4,284
Interiors	-	\$2,099	-	\$9,951	\$18,191	\$30,241
Plumbing	-	\$2,423	-	\$3,053	\$11,012	\$16,488
HVAC	\$3,724	-	-	\$5,004	-	\$8,728
Electrical	\$6,085	\$6,348	-	\$8,738	\$1,615	\$22,786
Site Development	-	-	-	-	\$1,424	\$1,424
TOTALS	\$9,809	\$29,439	\$2,283	\$26,746	\$35,311	\$103,588

Starlight Park Restrooms Accessibility Issues			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9 Hall Memorial Park Summary



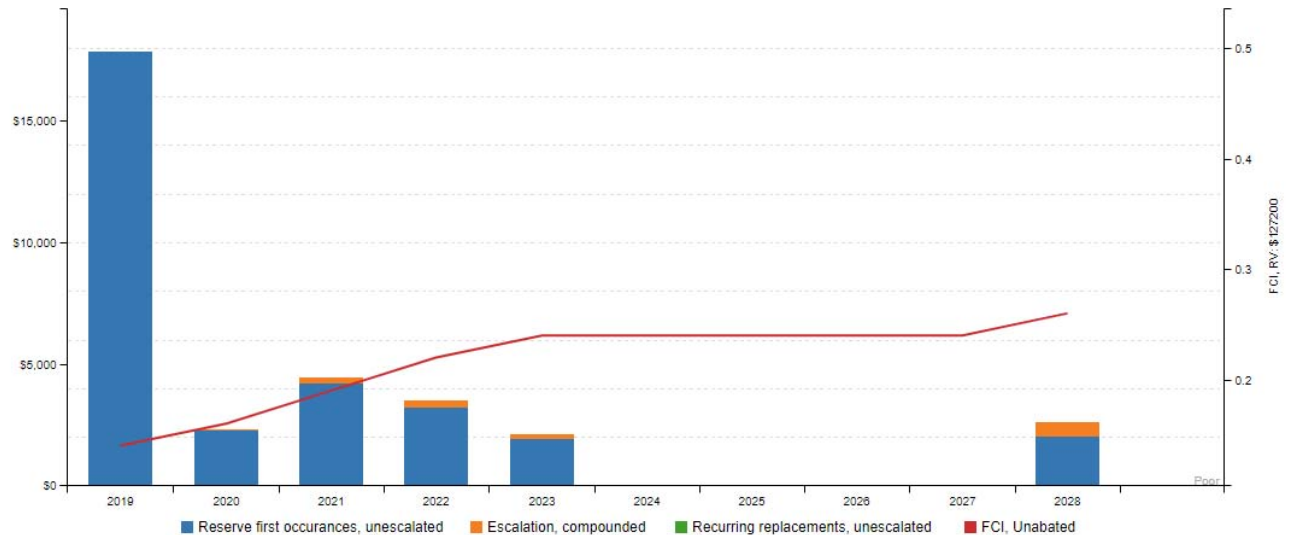
Hall Memorial Information

Address	389 La Honda; Milpitas, California	
Constructed/ Renovated	1960s	
Building Size	280 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete block structure on concrete slab with wood framed roof	Fair
Façade	Painted CMU with no windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU Floors: Epoxy Ceilings: Painted wood	Fair

Hall Memorial Information		
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair
HVAC	None	--
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-12 Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Not reviewed	--
Site Development	Not reviewed	--
Key Issues & Findings	Possible structural settlement	

FCI Analysis: Park Restrooms - Snack Shacks Hall Memorial Park

Replacement Value: \$ 127,200; Inflation rate: 3.0%



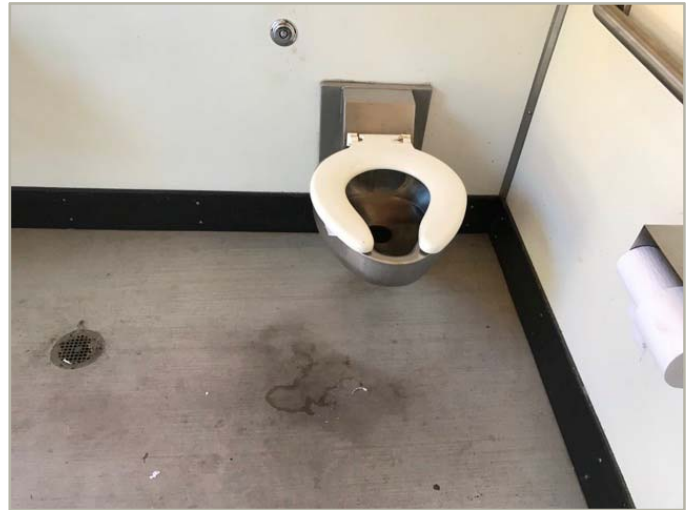
System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$4,677	\$2,130	-	\$2,863	\$9,670
Roofing	-	\$3,473	-	-	-	\$3,473
Interiors	\$2,471	\$2,057	-	\$7,676	\$3,122	\$15,326
Plumbing	-	-	-	\$3,336	\$4,164	\$7,500
Electrical	\$15,350	-	-	-	-	\$15,350
Site Development	-	-	-	-	-	-
TOTALS	\$17,821	\$10,207	\$2,130	\$11,012	\$10,149	\$51,319

Hall Memorial Park Restroom Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10 John McDermott Park Summary



John McDermott Park Information

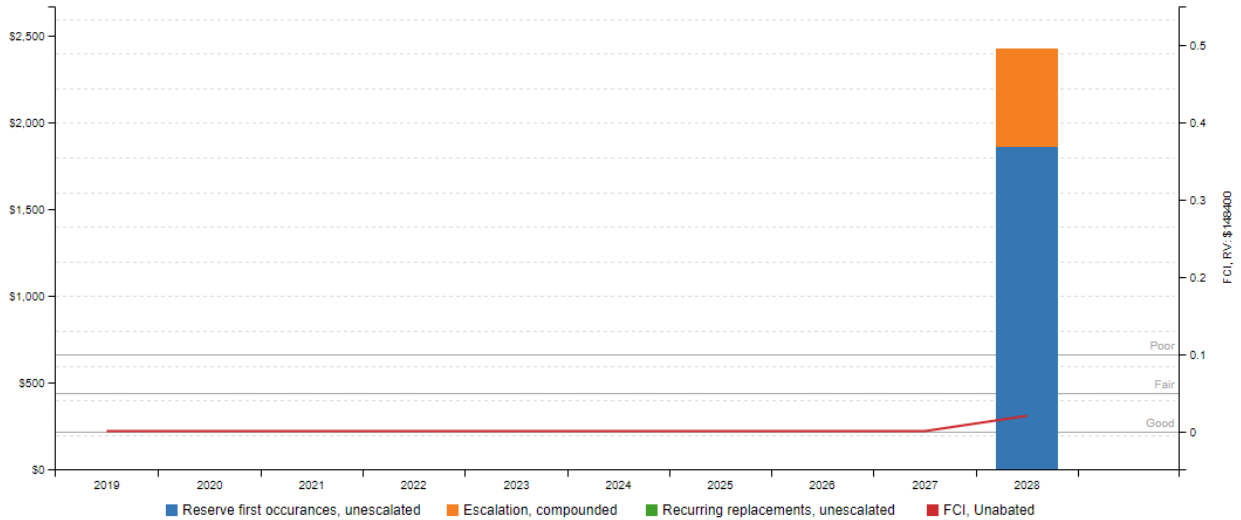
Address	Alvarez Court / Abel	
Constructed/ Renovated	2014	
Building Size	280 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional metal stud structure on concrete slab	Good
Façade	Stucco with no windows	Good
Roof	Primary: Gable construction with clay/concrete tiles	Good
Interiors	Walls: FRP Floors: Unfinished concrete Ceilings: Sealed wood	Good

John McDermott Park Information

Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Good
HVAC	No mechanical HVAC	--
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: CFL Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Not reviewed	--
Site Development	Not reviewed	--
Key Issues & Findings		

FCI Analysis: Park Restrooms - Snack Shacks John McDermott Park

Replacement Value: \$ 148,400; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$2,425	\$3,259	\$5,684
Roofing	-	-	-	-	-	-
Interiors	-	-	-	-	\$17,977	\$17,977
Plumbing	-	-	-	-	\$7,623	\$7,623
Fire Suppression	-	-	-	\$564	-	\$564
Electrical	-	-	-	-	\$2,787	\$2,787
TOTALS	-	-	-	\$2,989	\$31,646	\$34,635

John McDermott Park Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11 Parc Metro East Summary



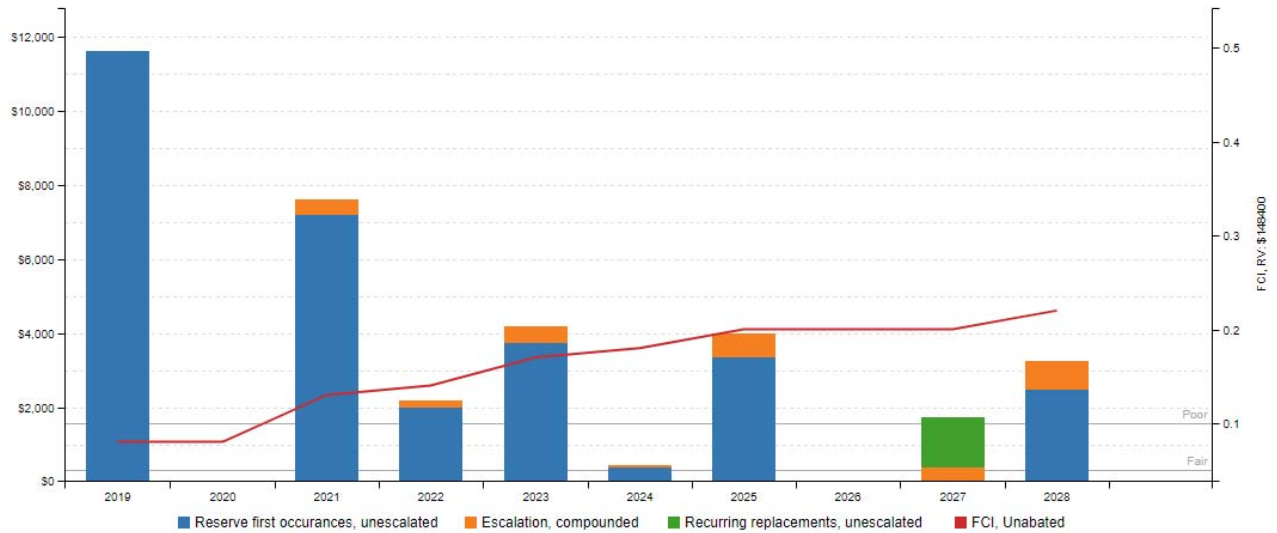
Parc Metro East Information

Address	330 E Curtis Ave, Milpitas, California	
Constructed	2000s	
Building Size	280 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab and wood-framed roof	Good
Façade	Stucco with no windows	Fair
Roof	Gable construction with clay/concrete tiles	Poor
Interiors	Walls: Painted CMU Floors: Unfinished Ceilings: Painted gypsum board	Fair
Elevators	None	--

Parc Metro East Information		
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair
HVAC	Natural air ventilation	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-8, incandescent Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Not reviewed	--
Site Development	Not reviewed	--
Key Issues & Findings	Minor stucco damage near trash cans, large decorative truss has fallen from the right side, the maintenance door is damaged and difficult to open, many roof tiles are damaged, fire extinguisher needs to be mounted, LED lighting upgrade recommended, missing mirror above sink, wrapping sink drains for ADA is recommended.	

FCI Analysis: Park Restrooms - Snack Shacks Park Metro East

Replacement Value: \$ 148,400; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	\$1,106	-	-	-	-	\$1,106
Facade	\$3,486	-	-	\$7,189	-	\$10,675
Roofing	\$5,562	-	-	-	-	\$5,562
Interiors	\$1,366	\$2,980	-	\$1,730	\$3,258	\$9,334
Plumbing	-	\$3,596	-	\$3,239	-	\$6,835
Fire Suppression	-	-	-	-	\$581	\$581
HVAC	-	-	\$4,191	-	\$5,632	\$9,823
Electrical	-	\$3,233	-	-	\$8,283	\$11,516
Fire Alarm & Comm	-	-	\$437	-	-	\$437
Accessibility	\$94	-	-	-	-	\$94
TOTALS	\$11,614	\$9,809	\$4,628	\$12,158	\$17,754	\$55,963

Parc Metro East Accessibility Issues			
	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12 Bob McGuire Park Summary



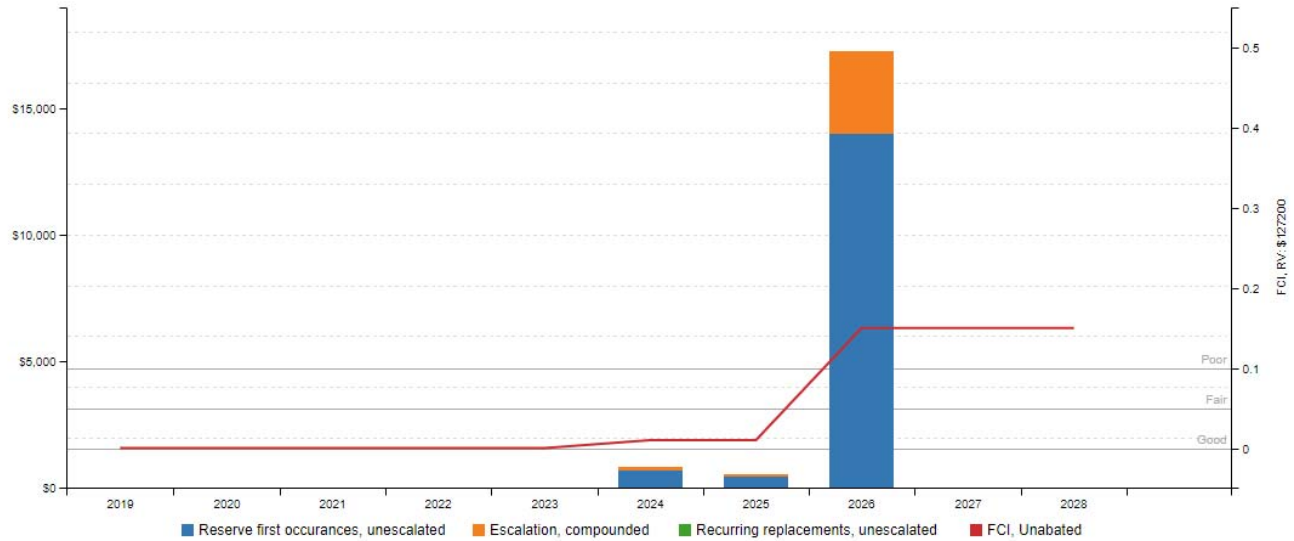
Bob McGuire Park Information

Address	791 Garden St, Milpitas, CA	
Constructed	2016	
Building Size	240 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab and wood-framed roofs	Good
Façade	Stucco with vinyl windows	Good
Roof	Gable construction with clay/concrete tiles	Good
Interiors	Walls: Painted gypsum board with ceramic tile wainscoting Floors: Stained concrete Ceilings: Painted gypsum board	Good
Elevators	None	--

Bob McGuire Park Information		
Plumbing	Copper supply and cast iron waste & venting Domestic water heating equipment was not reviewed	Good
HVAC	Not reviewed	--
Fire Suppression	Wet-pipe sprinkler system	Good
Electrical	Source & Distribution: Not reviewed Interior Lighting: LED Emergency: Not reviewed	Good
Fire Alarm	Smoke detectors, alarms, strobes, back-up emergency lights	Good
Equipment/Special	None	--
Site Pavement	Not reviewed	--
Site Development	Not reviewed	--
Key Issues & Findings	Women's restroom has a hose coming through the ceiling and feeding into the sink, possibly a temporary condensate drain	

FCI Analysis: Park Restrooms - Snack Shacks Bob McGuire Park

Replacement Value: \$ 127,200; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	\$2,169	\$754	\$2,923
Roofing	-	-	-	-	-	-
Interiors	-	-	\$831	\$3,827	\$8,910	\$13,568
Plumbing	-	-	-	\$3,642	\$15,493	\$19,135
HVAC	-	-	-	\$4,580	\$6,155	\$10,735
Electrical	-	-	-	\$3,556	\$4,780	\$8,336
TOTALS	-	-	\$831	\$17,774	\$36,092	\$54,697

Bob McGuire Park Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13 Pinewood Park Summary



Pinewood Park Information

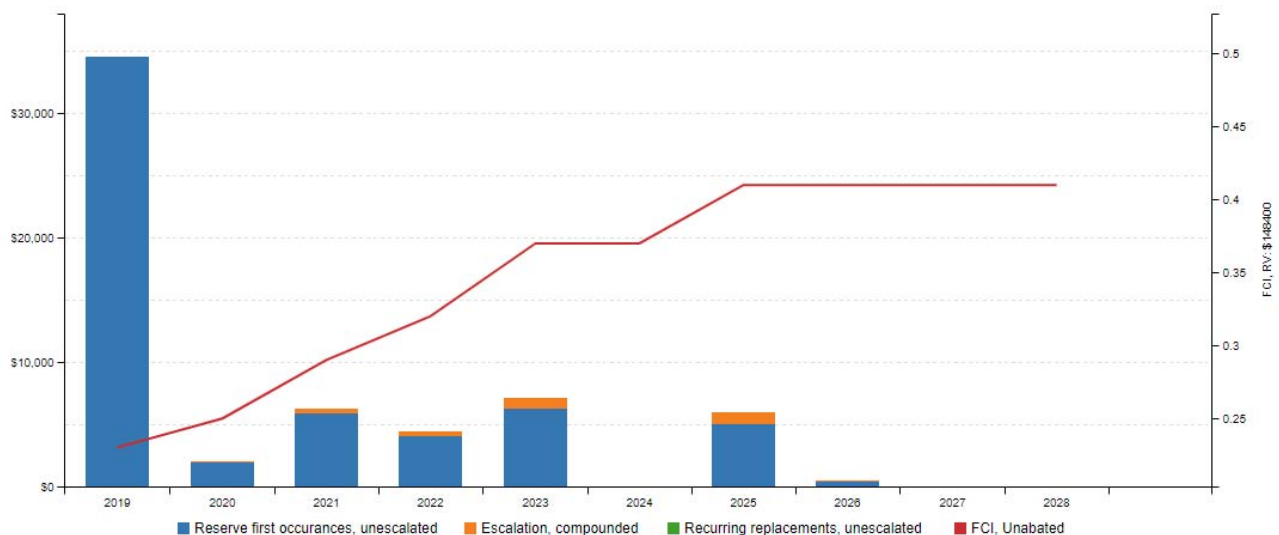
Address	Starlight Drive and Lonetree Court, Milpitas, California	
Constructed	1960s	
Building Size	280 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls on concrete slab	Good
Façade	Painted CMU with no windows	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU with skim coat Floors: Epoxy paint Ceilings: Exposed, painted	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair

Pinewood Park Information

HVAC	None	Fair
Fire Suppression	Fire extinguisher	Missing
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-12, incandescent Emergency: None	Poor
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Not reviewed	--
Site Development	Not reviewed	--
Key Issues & Findings	Dry rot on roof beam tails, antiquated plumbing and electrical infrastructure, missing fire extinguisher, recommend replacement of sink faucets, replacement and relocation of hand driers and soap dispensers, sink drains need to be wrapped for ADA compliance.	

FCI Analysis: Park Restrooms - Snack Shacks Pinewood Park

Replacement Value: \$ 148,400; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	\$10,330	-	-	-	-	\$10,330
Facade	-	\$2,586	\$2,518	-	\$3,476	\$8,580
Roofing	-	\$3,372	-	\$484	\$651	\$4,507
Interiors	\$2,471	\$3,255	-	\$5,041	\$3,121	\$13,888
Plumbing	\$2,483	\$3,616	-	-	\$2,111	\$8,210
Fire Suppression	\$420	-	-	-	\$654	\$1,074
HVAC	\$3,724	-	-	\$5,004	-	\$8,728
Electrical	\$15,016	-	-	\$12,737	-	\$27,753
Fire Alarm & Comm	-	-	\$424	-	\$661	\$1,085
Site Development	-	-	\$4,161	-	-	\$4,161
TOTALS	\$34,444	\$12,829	\$7,103	\$23,266	\$10,674	\$88,316

Pinewood Park Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14 Alviso Adobe Park Restroom Summary



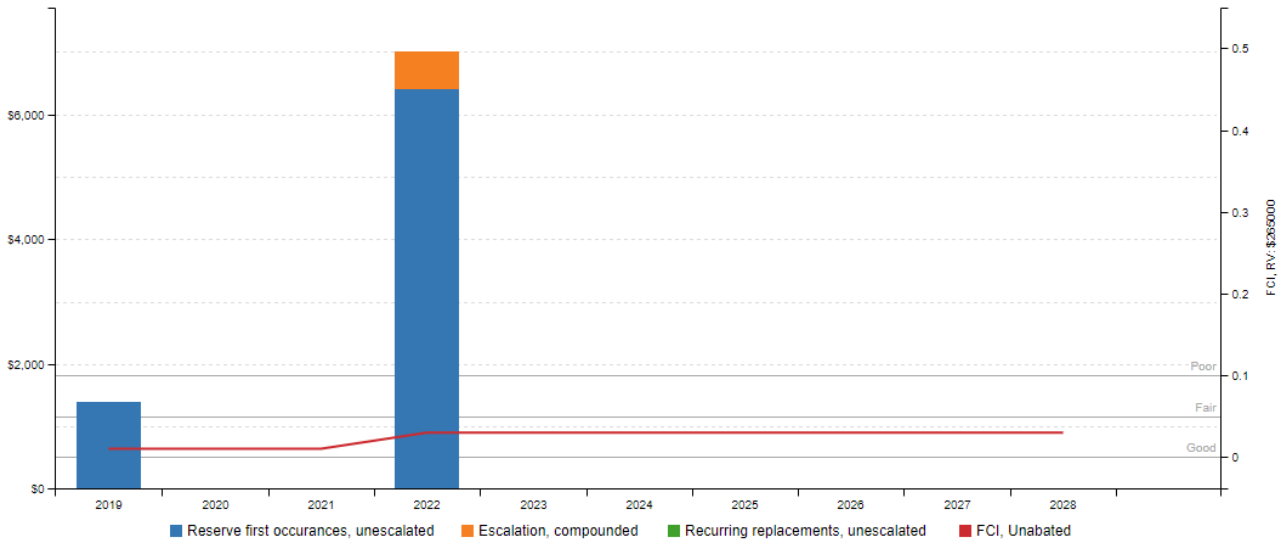
Alviso Adobe Park Restroom Information

Address	2087 Alviso Adobe Court, Milpitas, California 95053	
Constructed/ Renovated	2013	
Building Size	500 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding and no windows	Good
Roof	Primary: Gable construction with wood shingles	Good
Interiors	Walls: Painted Drywall Floors: Unfinished Ceilings: Painted Drywall	Fair

Alviso Adobe Park Restroom Information		
Elevators	None	--
Plumbing	Copper pipe supply and cast iron waste & venting No hot water	Good
HVAC	None	--
Fire Suppression	Fire extinguishers	Failed
Electrical	Source & Distribution: Fed from Water Tower building with copper wiring Interior Lighting: CFL	Good
Fire Alarm	None	--
Equipment/Special	None	--
Key Issues & Findings	Expired fire extinguisher and building lacks fire alarm system	

FCI Analysis: Park Restrooms - Snack Shacks Alviso Adobe Park Restroom

Replacement Value: \$ 265,000; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$2,955	-	-	\$9,687	\$12,642
Roofing	-	-	-	-	\$7,851	\$7,851
Interiors	-	\$2,425	-	-	\$6,964	\$9,389
Plumbing	-	\$1,618	-	-	\$13,372	\$14,990
Fire Alarm & Comm	\$1,389	-	-	-	-	\$1,389
TOTALS	\$1,389	\$6,998	-	-	\$37,874	\$46,261

Alviso Adobe Park Restroom Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15 Foothill Park Summary



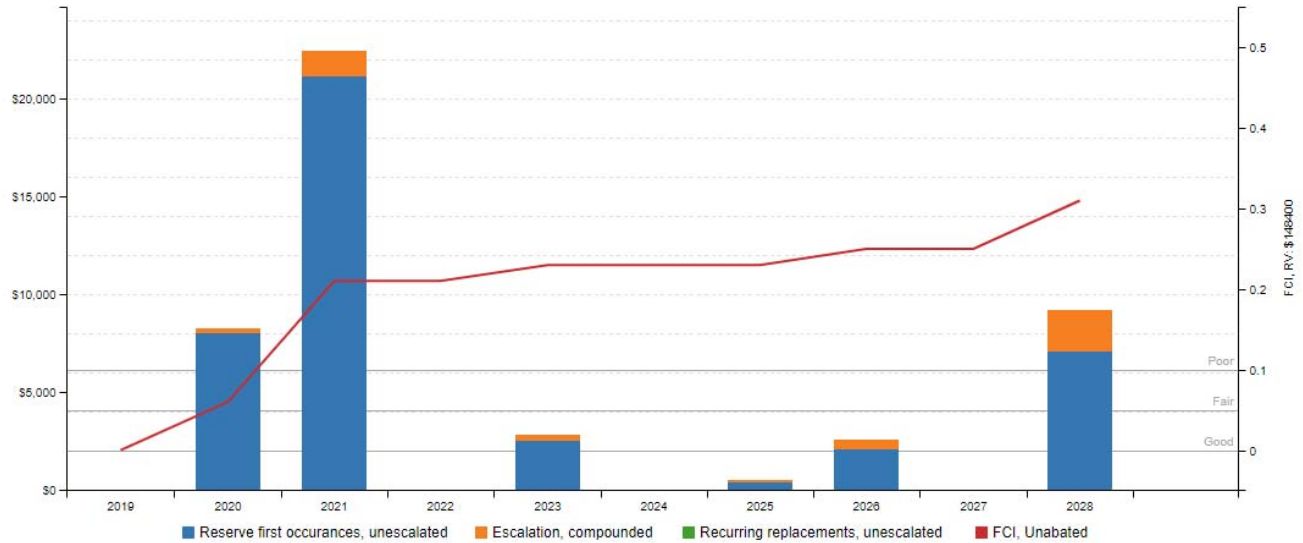
Foothill Park Information

Address	400 Roswell Drive, Milpitas	
Constructed/ Renovated	1960s	
Building Size	280 SF	
Number of Stories	One	
System	<i>Description</i>	<i>Condition</i>
Structure	Concrete block (CMU) structure on concrete slab with wood-framed roof	Fair
Façade	Painted CMU with no windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU Floors: Epoxy/Unfinished Ceilings: Painted wood	Fair

Foothill Park Information		
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair
HVAC	None	--
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-12 Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Not reviewed	--
Site Development	Not reviewed	--
Key Issues & Findings	Possible termite damage, possible structural damage (vertical crack in concrete block)	

FCI Analysis: Park Restrooms - Snack Shacks Foothill Park

Replacement Value: \$ 148,400; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$2,106	-	\$4,327	\$3,854	\$10,287
Roofing	-	\$3,372	-	-	-	\$3,372
Interiors	-	\$2,621	\$721	\$2,605	\$6,087	\$12,034
Plumbing	-	\$1,571	-	\$3,239	\$6,154	\$10,964
Fire Suppression	-	-	-	\$501	-	\$501
Electrical	-	\$6,163	\$2,115	\$1,642	\$11,579	\$21,499
Site Development	-	-	-	-	\$1,424	\$1,424
Landscaping	-	\$14,846	-	-	\$23,129	\$37,975
TOTALS	-	\$30,679	\$2,836	\$12,314	\$52,227	\$98,056

Foothill Park Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16 Murphy Park Summary



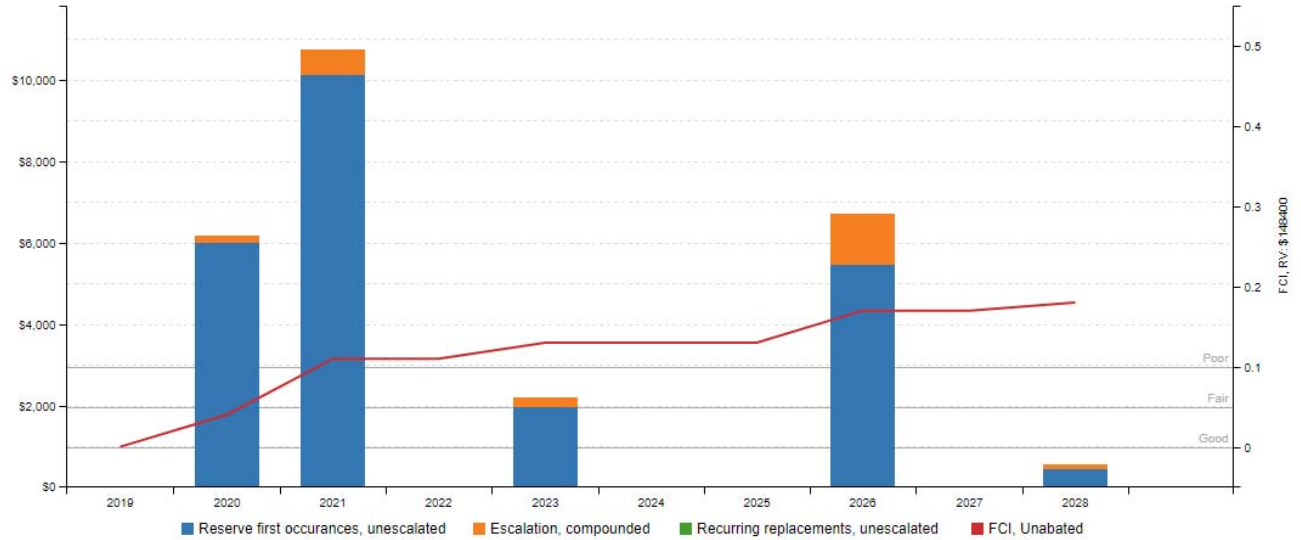
Murphy Park Information

Address	1588 Saratoga Drive, Milpitas, California	
Constructed/ Renovated	1960s	
Building Size	280 SF	
Number of Stories	One	
System	Description	Condition
Structure	Concrete block structure on concrete slab with wood framed roof	Fair
Façade	Painted CMU with no windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU Floors: Epoxy Ceilings: Painted wood	Fair

Murphy Park Information		
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair
HVAC	None	--
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-12 Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Not reviewed	--
Site Development	Not reviewed	--
Key Issues & Findings	Rafter tails show dry rot and possibly termite damage	

FCI Analysis: Park Restrooms - Snack Shacks Murphy Park

Replacement Value: \$ 148,400; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$2,374	\$2,207	-	\$2,966	\$7,547
Roofing	-	-	-	-	\$5,202	\$5,202
Interiors	-	\$5,922	-	\$3,067	\$8,312	\$17,301
Plumbing	-	\$2,423	-	\$3,053	\$7,939	\$13,415
Fire Suppression	-	-	-	\$548	-	\$548
Electrical	-	\$6,163	-	\$2,312	\$1,142	\$9,617
Site Development	-	-	-	-	\$1,383	\$1,383
TOTALS	-	\$16,882	\$2,207	\$8,980	\$26,944	\$55,013

Murphy Park Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17 Cerano Park Summary



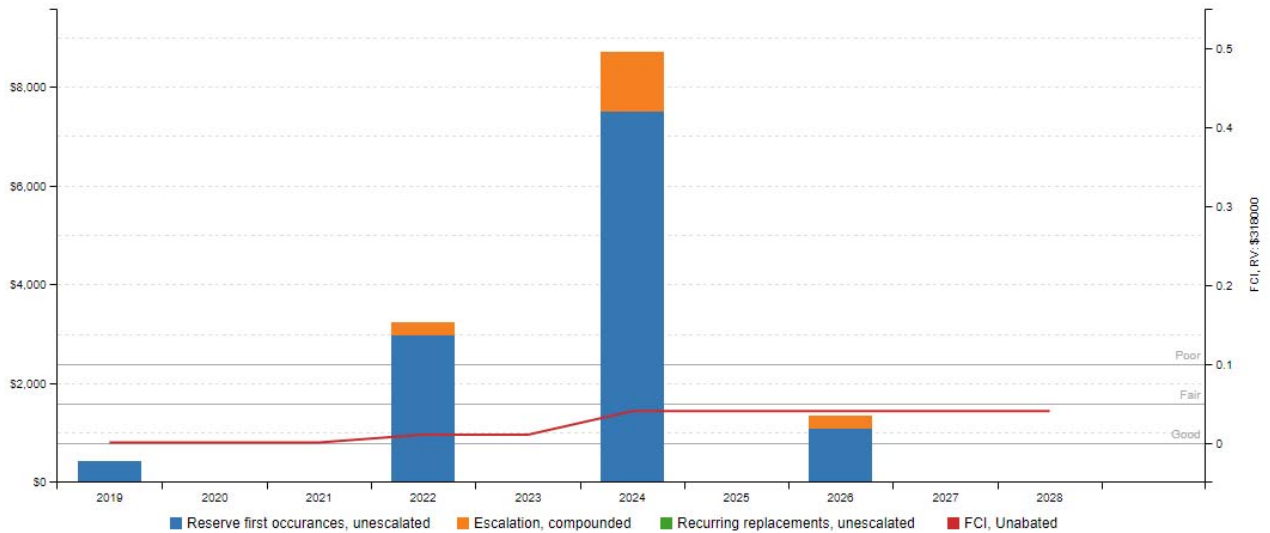
Cerano Park Information

Address	Murphy Ranch Road, Milpitas, California	
Constructed	2012, Estimated	
Building Size	600 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab and wood-framed roof	Good
Façade	Stucco with steel vent windows	Good
Roof	Primary: Crossed hip construction with clay/concrete tiles	Good
Interiors	Walls: CMU, Unfinished Floors: Concrete, Unfinished Ceilings: Painted gypsum board	Good
Elevators	None	--

Cerano Park Information		
Plumbing	Copper supply and cast iron waste & venting No hot water	Good
HVAC	None	Good
Fire Suppression	Fire extinguisher	Missing
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, motion detectors Emergency: None	Good
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Not reviewed	--
Site Development	Not reviewed	--
Key Issues & Findings	Missing fire extinguisher	

FCI Analysis: Park Restrooms - Snack Shacks Cerano Park

Replacement Value: \$ 318,000; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$3,135	-	\$13,739	\$16,874
Roofing	-	-	-	\$1,333	\$1,791	\$3,124
Interiors	-	-	\$1,239	-	\$4,605	\$5,844
Plumbing	-	\$3,236	-	-	\$14,432	\$17,668
Fire Suppression	\$420	-	-	-	\$654	\$1,074
HVAC	-	-	\$4,317	-	\$5,801	\$10,118
Electrical	-	-	-	-	\$10,828	\$10,828
TOTALS	\$420	\$3,236	\$8,691	\$1,333	\$51,850	\$65,530

Cerano Park Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

18 Sinnott Park Restrooms Summary



Sinnott Park Restrooms Information

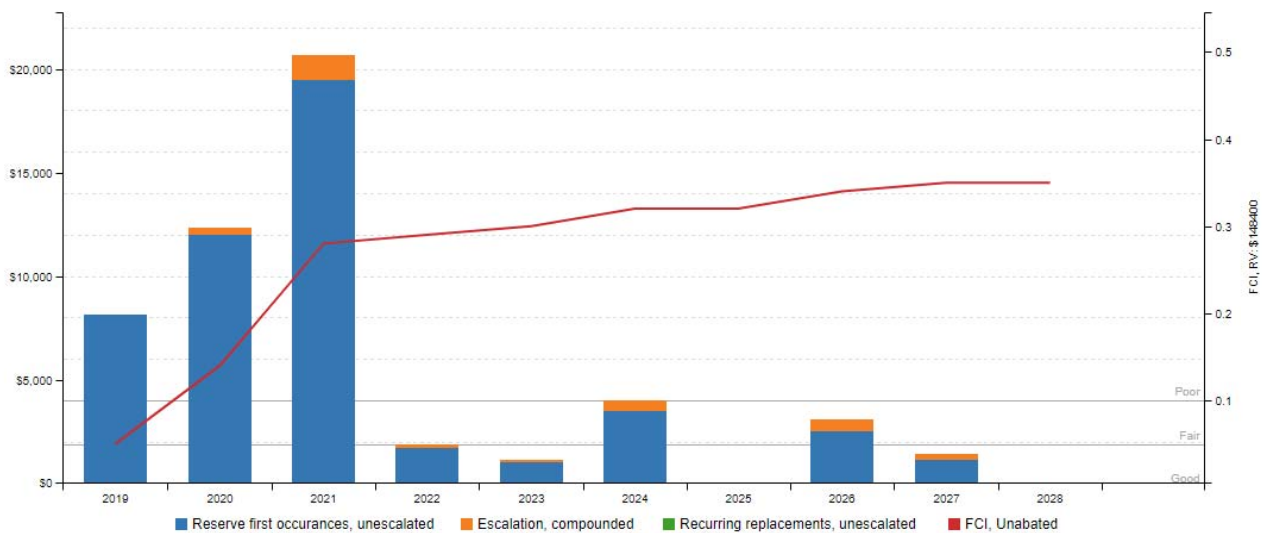
Address	1501 Clearlake Avenue, Milpitas	
Constructed/ Renovated	1960's	
Building Size	280 SF	
Number of Stories	One	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure on concrete slab and wood-framed roofs	Good
Façade	Painted CMU with no windows	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU with skim coat Floors: Epoxy paint Ceilings: Exposed, painted	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting No hot water	Fair

Sinnott Park Restrooms Information

HVAC	Natural air ventilation	Fair
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: T-12 Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Not reviewed	--
Site Development	Not reviewed	--
Key Issues & Findings	Antiquated plumbing and electrical infrastructure	

FCI Analysis: Park Restrooms - Snack Shacks Sinnott Park Restroom

Replacement Value: \$ 148,400; Inflation rate: 3.0%



System Expenditure Forecast

System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	\$1,844	-	-	-	-	\$1,844
Facade	-	-	\$3,135	\$1,417	\$4,214	\$8,766
Roofing	-	\$3,372	-	-	-	\$3,372
Interiors	\$4,271	\$1,866	\$867	\$5,739	\$8,443	\$21,186
Plumbing	-	\$2,423	-	\$3,053	\$7,939	\$13,415
Fire Suppression	-	-	-	-	\$581	\$581
Electrical	-	\$12,326	\$1,133	-	-	\$13,459
Site Development	-	-	-	-	-	-
Landscaping	-	\$14,846	-	-	\$23,129	\$37,975
Accessibility	\$2,002	-	-	-	-	\$2,002
TOTALS	\$8,117	\$34,833	\$5,135	\$10,209	\$44,306	\$102,600

Sinnott Park Restroom Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19 Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

19.1 Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

19.2 Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

19.3 Replacement Reserves

Replacement Reserves (more commonly referenced throughout AssetCALC as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

20 Purpose and Scope

20.1 Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

DEFINITION OF EXCEEDINGLY AGED:

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as *Exceedingly Aged*. This designation will be reserved for systems or components that have aged well beyond their industry standard lifecycles (typically at least 15 years beyond and/or twice their EUL) but are not otherwise apparently deficient. In tandem with this designation, these items will be assigned an RUL not less than 2 but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical *Immediate Repair* window but will not be pushed 'irresponsibly' (too far) into the future.

20.2 Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

21 ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

During the FCA, EMG performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to those areas and categories set forth in the tables throughout this report. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG’s undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance.

It appears that the restrooms were built between 1960 and 2014. Some, though not all of the restrooms have been subsequently renovated. It is unknown if there have been complaints about accessibility issues or if there have been prior or pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. A comprehensive ADA Compliance Survey will reveal specific aspects of the property that are not in compliance. Since some areas or categories above were identified as having major or moderate associated issues, EMG recommends such a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

22 Certification

The City of Milpitas (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of the following restrooms /snack sheds: Thomas Russel Middle School, Foothill Park, Starlight Park, Parc Metro East, Alviso Adobe Park, Jose Higuera Adobe Park, Pinewood Park, Cerano Park, Sinnott Park, Murphy Park, Cardoza Park, Gill Memorial Park, Dixon Landing Park, John McDermott Park, Bob McGuire Park, Augustine Memorial Park, Hall Memorial Park, all are in Milpitas, California, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to EMG.

Prepared by: Kay van der Have & Adrian Reth,
Project Manager

Reviewed by:



Kathleen Sullivan,
Technical Report Reviewer for
Matthew Anderson,
Program Manager
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23 Appendices

Appendix A: Photographic Record

Appendix B: Replacement Reserves

Appendix A: Photographic Record



#1

DIXON LANDING



#2

DIXON LANDING



#3

DIXON LANDING



#4

DIXON LANDING KITCHEN
COUNTER

#5

DIXON LANDING TOILET
PARTITIONS,

#6

DIXON LANDING WATER
HEATER, ELECTRIC



#7

RUSSELL MIDDLE RESTROOM,
EXTERIOR

#8

RUSSELL MIDDLE, ROTTING
EXTERIOR SIDING

#9

RUSSELL MIDDLE RESTROOM
EXTERIOR STEEL DOOR

#10

RUSSELL MIDDLE RESTROOM
TOILET PARTITIONS

#11

RUSSELL MIDDLE RESTROOM,
HEATER

#12

RUSSELL MIDDLE RESTROOM,
WATER HEATER



#13

RUSSELL SECONDARY
TRANSFORMER

#14

RUSSELL MIDDLE RESTROOM,
DISTRIBUTION PANEL, 208 Y, 120
V, 100 AMP

#15

CARDOZA, EXTERIOR



#16

CARDOZA ROOF, MODIFIED
BITUMINOUS

#17

CARDOZA PARK RESTROOMS -
HAND DRYER

#18

CARDOZA PARK RESTROOMS



#19 AUGUSTINE REAR ELEVATION



#20 AUGUSTINE PARK RESTROOM



#21 DETERIORATION AT AUGUSTINE



#22 AUGUSTINE, SINK



#23 AUGUSTINE DISTRIBUTION
PANEL, 208 Y, 120 V, 100 AMP,



#24 AUGUSTINE DRINKING
FOUNTAIN, DAMAGED

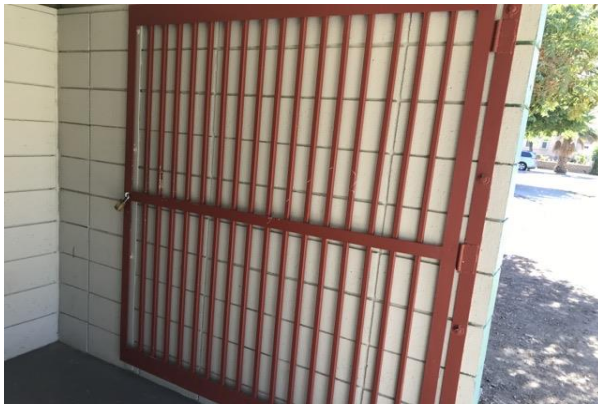


#25

AUGUSTINE PLUMBING



#26

AUGUSTINE LIGHT DIMMING
PANEL

#27

AUGUSTINE, GATES, METAL
TUBE

#28

GILL MEMORIAL PARK



#29

GILL, DAMAGED RAFTER TAILS



#30

GILL, FLOOR COVERING



#31 GILL, LIGHT DIMMING PANELS



#32 GILL, SWITCHBOARD



#33 JOSE HIGUERA FRONT ELEVATION



#34 JOSE HIGUERA INTERIOR WALL FINISH



#35 JOSE HIGUERA RESTROOM



#36 JOSE HIGUERA, CEILING



#37

JOSE HIGUERA, EXTERIOR
LIGHTING

#38

JOSE HIGUERA DISTRIBUTION
PANEL

#39

STARLIGHT PARK RESTROOM



#40

STARLIGHT, TERMITE/ROT
DAMAGE

#41

STARLIGHT



#42

STARLIGHT, DISTRIBUTION
PANEL



#43

JOHN MCDERMOTT, EXTERIOR



#44

JOHN MCDERMOTT, SINK



#45

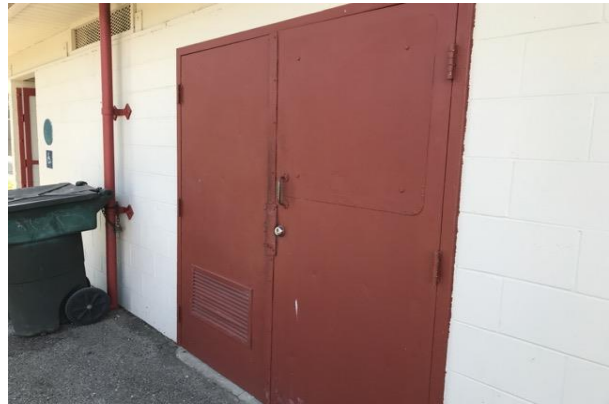
JOHN MCDERMOTT,
DISTRIBUTION PANEL

#46

JOHN MCDERMOTT, INTERIOR
LIGHTING

#47

HALL MEMORIAL, EXTERIOR



#48

HALL MEMORIAL EXTERIOR
DOOR



#49

HALL MEMORIAL PARK, FASCIA
DAMAGE

#50

HALL MEMORIAL,
SINK/LAVATORY, STAINLESS
STEEL

#51

PARC METRO EAST, FRONT AND
RIGHT ELEVATION

#52

METRO PARC EAST, LEFT AND
REAR ELEVATION

#53

PARC METRO EAST, MANY
DAMAGED ROOF TILES

#54

PARC METRO EAST, TANKLESS
TOILET



#55

BOB MCGUIRE PARK
RESTROOM

#56

BOB MCGUIRE RESTROOM



#57

BOB MCGUIRE PARK TOILET
PARTITIONS

#58

BOB MCGUIRE PARK, STAINED
CONCRETE

#59

PINWOOD PARK RESTROOM
FRONT AND LEFT ELEVATION

#60

PINWOOD, WATER FOUNTAIN



#61

PINEWOOD SINK



#62

PINEWOOD EPOXY FLOOR
COATING DEGRADATION

#63

FOOTHILL PARK RESTROOM



#64

FOOTHILL PARK TOILET



#65

FOOTHILL PARK, STRUCTURAL
CRACK

#66

MURPHY PARK RESTROOM



#67

MURPHY PARK ROOF



#68

CERANO PARK RESTROOM



#69

CERANO PARK REAR
ELEVATION

#70

SINNOTT PARK RESTROOM



#71

SINNOTT PARK ROOF, MODIFIED
BITUMINOUS

#72

SINNOTT DISTRIBUTION PANEL

Appendix B: Replacement Reserves



12/27/2018

Location	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total Escalated Estimate
Park Restrooms - Snack Shacks	\$44,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,343
Park Restrooms - Snack Shacks / Alviso Adobe Park Restroom	\$1,661	\$0	\$0	\$8,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,673	\$0	\$14,687	\$0	\$0	\$0	\$0	\$22,152	\$4,653	\$3,000	\$58,192
Park Restrooms - Snack Shacks / Augustine Memorial Park	\$12,772	\$823	\$7,694	\$851	\$2,530	\$0	\$25,861	\$0	\$0	\$1,043	\$0	\$9,018	\$6,928	\$1,144	\$0	\$4,253	\$31,093	\$1,321	\$0	\$3,941	\$0	\$109,271
Park Restrooms - Snack Shacks / Bob Mcguire Park	\$0	\$0	\$0	\$0	\$0	\$865	\$584	\$20,457	\$0	\$0	\$0	\$0	\$0	\$1,096	\$0	\$0	\$784	\$40,822	\$0	\$0	\$0	\$64,607
Park Restrooms - Snack Shacks / Cardoza Park	\$16,700	\$1,262	\$1,131	\$0	\$0	\$7,778	\$797	\$0	\$3,458	\$0	\$7,312	\$3,880	\$0	\$4,358	\$0	\$4,532	\$1,071	\$0	\$7,758	\$0	\$8,092	\$68,128
Park Restrooms - Snack Shacks / Cerano Park	\$437	\$0	\$0	\$3,869	\$0	\$10,197	\$0	\$1,387	\$0	\$0	\$0	\$0	\$0	\$33,709	\$0	\$14,384	\$0	\$1,864	\$11,385	\$0	\$0	\$77,231
Park Restrooms - Snack Shacks / Dixon Landing Park Restroom	\$2,157	\$0	\$6,900	\$1,673	\$2,459	\$16,782	\$5,272	\$0	\$0	\$0	\$70,446	\$2,119	\$22,543	\$0	\$15,014	\$31,874	\$0	\$2,360	\$0	\$51,601	\$25,636	\$256,836
Park Restrooms - Snack Shacks / Foothill Park	\$0	\$9,884	\$26,785	\$0	\$3,281	\$0	\$522	\$2,712	\$0	\$10,781	\$0	\$14,731	\$6,734	\$0	\$2,492	\$1,661	\$0	\$27,642	\$0	\$8,546	\$0	\$115,771
Park Restrooms - Snack Shacks / Gill Memorial Park Restroom	\$2,917	\$9,082	\$15,912	\$2,428	\$20,002	\$0	\$2,684	\$0	\$2,847	\$3,490	\$5,022	\$7,420	\$872	\$3,263	\$0	\$0	\$5,602	\$1,296	\$1,754	\$29,325	\$5,269	\$119,187
Park Restrooms - Snack Shacks / Hall Memorial Park	\$21,297	\$2,594	\$5,192	\$4,153	\$2,546	\$0	\$0	\$0	\$0	\$3,122	\$10,041	\$0	\$5,929	\$0	\$3,422	\$0	\$0	\$0	\$2,641	\$0	\$5,333	\$66,271
Park Restrooms - Snack Shacks / John McDermott Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,899	\$587	\$0	\$0	\$0	\$4,489	\$29,016	\$0	\$0	\$0	\$3,896	\$7,247	\$48,134
Park Restrooms - Snack Shacks / Jose Higuera Adobe	\$0	\$0	\$15,589	\$96	\$0	\$7,668	\$15,496	\$0	\$111	\$0	\$3,021	\$0	\$1,253	\$3,306	\$1,585	\$20,283	\$6,159	\$4,439	\$149	\$0	\$0	\$79,156
Park Restrooms - Snack Shacks / Murphy Park	\$0	\$7,366	\$12,707	\$0	\$2,637	\$0	\$0	\$7,815	\$0	\$570	\$2,057	\$0	\$12,167	\$1,439	\$4,733	\$0	\$0	\$4,512	\$2,606	\$6,220	\$0	\$64,831
Park Restrooms - Snack Shacks / Park Metro East	\$13,520	\$0	\$8,990	\$2,615	\$5,010	\$455	\$4,791	\$0	\$2,069	\$3,872	\$3,801	\$10,503	\$1,110	\$0	\$6,733	\$0	\$2,620	\$0	\$0	\$0	\$5,816	\$71,906
Park Restrooms - Snack Shacks / Pinewood Park	\$41,098	\$2,445	\$7,534	\$5,065	\$8,426	\$0	\$7,163	\$504	\$0	\$0	\$20,070	\$0	\$2,524	\$5,133	\$0	\$681	\$0	\$678	\$2,606	\$688	\$18,732	\$123,346
Park Restrooms - Snack Shacks / Sinnott Park Restroom	\$9,702	\$14,731	\$24,670	\$2,230	\$1,180	\$4,650	\$0	\$3,650	\$1,475	\$0	\$6,860	\$3,430	\$4,978	\$0	\$0	\$6,249	\$0	\$32,153	\$0	\$5,577	\$9,219	\$130,753
Park Restrooms - Snack Shacks / Starlight Park	\$11,707	\$17,074	\$11,308	\$6,684	\$2,728	\$0	\$0	\$3,650	\$10,446	\$11,893	\$5,982	\$1,978	\$1,110	\$0	\$9,638	\$0	\$1,682	\$4,512	\$0	\$22,650	\$8,229	\$131,272
Park Restrooms - Snack Shacks / Thomas Russell middle school	\$29,027	\$31,254	\$11,886	\$2,392	\$35,739	\$11,303	\$0	\$13,766	\$0	\$20,510	\$0	\$18,026	\$1,534	\$0	\$13,733	\$20,416	\$45,851	\$8,898	\$0	\$8,859	\$9,583	\$282,775
GrandTotal	\$207,338	\$96,515	\$156,298	\$40,421	\$86,537	\$59,697	\$63,169	\$53,941	\$20,405	\$58,181	\$135,199	\$74,780	\$67,682	\$68,136	\$61,840	\$133,348	\$94,863	\$130,496	\$51,052	\$145,957	\$106,157	\$1,912,011

Park Restrooms - Snack Shacks

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate											
P000X	Hall & Foothill	1061667	Architect/Engineer, Building Envelope, Masonry, Evaluate/Report		0	0	0	1	EA	\$9,500.00	\$13,373.25	\$13,373	\$13,373																					\$13,373											
P000X	All restrooms	1061668	Licensed Inspector, Termite investigation, Evaluate/Report		0	0	0	1	EA	\$7,000.00	\$9,853.97	\$9,854	\$9,854																						\$9,854										
Z105X	All restrooms	1061669	ADA, Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report		0	0	0	1	EA	\$15,000.00	\$21,115.65	\$21,116	\$21,116																						\$21,116										
Totals, Unescalated													\$44,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,343			
Totals, Escalated (3.0% inflation, compounded annually)													\$44,343	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,343

* Markup/LocationFactor (1.178) has been included in unit costs. Markup includes a 7.5% Design and Permits, 4% Client Administration, and 8% G.C. Fees, Bonding and Insurance factors applied to the location adjusted unit cost.

Park Restrooms - Snack Shacks / Alviso Adobe Park Restroom

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate					
B2011	Exterior wall	1019773	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint		10	7	3	800	SF	\$2.87	\$4.04	\$3,232				\$3,232										\$3,232									\$6,464				
B2032	Exterior wall	1019772	Exterior Door, Steel, Replace		25	7	18	3	EA	\$950.12	\$1,337.49	\$4,012																				\$4,012			\$4,012				
B3011	Roof	1019758	Roof, Wood Shake/Shingle, Replace		25	7	18	700	SF	\$5.59	\$7.87	\$5,508																				\$5,508			\$5,508				
C3012	Interior	1020244	Interior Finish, Generic Surface, Prep & Paint		8	5	3	1300	SF	\$1.45	\$2.04	\$2,654				\$2,654								\$2,654								\$2,654			\$7,961				
D2011	Restrooms	1020237	Toilet/Water Closet, Stainless Steel, Replace		25	7	18	2	EA	\$1,240.00	\$1,745.56	\$3,491																				\$3,491			\$3,491				
D2012	Restrooms	1020239	Urinal, Stainless, Replace		20	7	13	1	EA	\$1,193.44	\$2,031.49	\$2,031														\$2,031									\$2,031				
D2014	Restrooms	1020240	Sink/Lavatory, Stainless Steel, Replace		20	7	13	2	EA	\$1,054.05	\$1,483.80	\$2,968														\$2,968									\$2,968				
D2018	Exterior wall	1020242	Drinking Fountain, , Replace		10	7	3	1	EA	\$1,257.51	\$1,770.21	\$1,770				\$1,770										\$1,770									\$3,540				
D5037	Throughout	1019764	Fire Alarm System, Office Building, Install		20	20	0	500	SF	\$2.36	\$3.32	\$1,661	\$1,661																					\$1,661		\$3,322			
Totals, Unescalated													\$1,661	\$0	\$0	\$7,656	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,001	\$0	\$0	\$0	\$0	\$13,012	\$2,654	\$1,661					\$39,298		
Totals, Escalated (3.0% inflation, compounded annually)													\$1,661	\$0	\$0	\$8,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,673	\$0	\$14,687	\$0	\$0	\$0	\$0	\$22,152	\$4,653	\$3,000					\$58,192

* Markup/LocationFactor (1.178) has been included in unit costs. Markup includes a 7.5% Design and Permits, 4% Client Administration, and 8% G.C. Fees, Bonding and Insurance factors applied to the location adjusted unit cost.

Park Restrooms - Snack Shacks / Augustine Memorial Park

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
B2011	Augustine	1051781	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint		10	8	2	350	SF	\$2.87	\$4.04	\$1,414			\$1,414										\$1,414									\$2,828		
B2011	Augustine	1051690	Exterior Wall, Concrete Block (CMU), 1-2 Stories, Replace		40	24	16	350	SF	\$17.16	\$24.16	\$8,455																	\$8,455						\$8,455	
B2032	Augustine	1051759	Exterior Door, Steel, Replace		25	19	6	1	EA	\$950.12	\$1,164.01	\$1,164							\$1,164																\$1,164	
B3011	Augustine	1051760	Roof, Modified Bituminous, Replace		20	9	11	280	SF	\$9.00	\$12.67	\$3,547													\$3,547										\$3,547	
B3016	Augustine	1051718	Gutters & Downspouts, Aluminum w/ Fittings, Replace		10	4	6	320	LF	\$8.37	\$11.78	\$3,770							\$3,770										\$3,770						\$7,541	
C1031	Augustine	1051735	Toilet Partitions, Metal Overhead-Braced, Replace		20	18	2	2	EA	\$850.00	\$1,196.55	\$2,393			\$2,393																				\$2,393	
C3012	Augustine	1051705	Interior Wall Finish, Concrete/Masonry, Prep & Paint		8	7	1	450	SF	\$1.45	\$1.78	\$799		\$799									\$799								\$799				\$2,398	
C3021	Augustine	1061671	Interior Floor Finish, Epoxy Coating, Prep & Paint		10	8	2	280	SF	\$8.74	\$12.30	\$3,445			\$3,445										\$3,445										\$6,890	
C3031	Augustine	1051782	Interior Ceiling Finish, Exposed/Generic, Prep & Paint		10	7	3	280	SF	\$2.27	\$2.78	\$779				\$779											\$779									\$1,557
D2014	Augustine	1051694	Sink/Lavatory, Stainless Steel, Replace		20	9	11	2	EA	\$1,054.05	\$1,483.80	\$2,968												\$2,968											\$2,968	
D2018	Augustine	1051709	Drinking Fountain, Vitreous China, Replace		15	15	0	1	EA	\$1,938.99	\$2,729.54	\$2,730	\$2,730															\$2,730							\$5,459	
D2033	Augustine	1051707	Floor Drain, , Replace		30	30	0	1	EA	\$406.91	\$498.51	\$499	\$499																						\$499	
D5012	Augustine	1051757	Distribution Panel, 100 AMP, Replace		30	30	0	1	EA	\$5,079.93	\$7,151.07	\$7,151	\$7,151																						\$7,151	
D5012	Augustine	1051721	Distribution Panel, 100 AMP, Replace		30	14	16	1	EA	\$5,079.93	\$7,151.07	\$7,151																	\$7,151						\$7,151	
D5022	Augustine	1051691	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace		15	11	4	1	EA	\$1,596.61	\$2,247.56	\$2,248				\$2,248																	\$2,248		\$4,495	

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
G2057	Augustine	1051776	Irrigation System, Controller, 24 Stations, Replace	15	9	6	1	EA	\$11,880.02	\$16,723.62	\$16,724							\$16,724															\$16,724
Z108X	Augustine	1051747	ADA, Restroom, Hand Dryer, Modify	0	0	0	2	EA	\$850.00	\$1,196.55	\$2,393																						\$2,393
Totals, Unescalated												\$12,772	\$799	\$7,252	\$779	\$2,248	\$0	\$21,658	\$0	\$0	\$799	\$0	\$6,515	\$4,859	\$779	\$0	\$2,730	\$19,376	\$799	\$0	\$2,248	\$0	\$83,613
Totals, Escalated (3.0% inflation, compounded annually)												\$12,772	\$823	\$7,694	\$851	\$2,530	\$0	\$25,861	\$0	\$0	\$1,043	\$0	\$9,018	\$6,928	\$1,144	\$0	\$4,253	\$31,093	\$1,321	\$0	\$3,941	\$0	\$109,271

* Markup/LocationFactor (1.178) has been included in unit costs. Markup includes a 7.5% Design and Permits, 4% Client Administration, and 8% G.C. Fees, Bonding and Insurance factors applied to the location adjusted unit cost.

Park Restrooms - Snack Shacks / Bob Mcguire Park

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Bob Mcguire Park	1061682	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	139	SF	\$2.87	\$3.52	\$489							\$489										\$489					\$977
B2021	Building Exterior	1035538	Window, SF, Replace	30	23	7	2	EA	\$555.58	\$782.10	\$1,564							\$1,564															\$1,564
C1031	Restrooms	1035532	Toilet Partitions, Wood, Replace	20	3	17	3	EA	\$465.02	\$654.61	\$1,964																	\$1,964					\$1,964
C3012	Restrooms	1035539	Interior Wall Finish, Generic Surface, Prep & Paint	8	3	5	420	SF	\$1.45	\$1.78	\$746						\$746																\$1,492
C3021	Restrooms	1035540	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	3	7	240	SF	\$8.74	\$12.30	\$2,953							\$2,953															\$5,906
C3031	Restrooms	1035536	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	3	7	240	SF	\$2.27	\$2.78	\$667							\$667															\$1,335
D2011	Restrooms	1035531	Toilet, Tankless (Water Closet), Replace	20	3	17	3	EA	\$842.97	\$1,186.66	\$3,560																						\$3,560
D2012	Restrooms	1035534	Urinal, Vitreous China, Replace	20	3	17	1	EA	\$1,193.44	\$1,680.02	\$1,680																						\$1,680
D2014	Restrooms	1035530	Sink/Lavatory, Vitreous China, Replace	20	3	17	2	EA	\$861.51	\$1,212.76	\$2,426																						\$2,426
D2018	Building exterior	1035533	Drinking Fountain, Stainless Steel, Replace	10	3	7	2	EA	\$1,257.51	\$1,770.21	\$3,540							\$3,540															\$3,540
D3099	Restrooms	1035529	Hand Dryer, Restroom, Replace	10	3	7	2	EA	\$1,581.00	\$2,225.59	\$4,451							\$4,451															\$4,451
D5092	Restrooms	1035541	Emergency Lighting Pack, 2 Light w/ Battery, Replace	10	3	7	2	EA	\$1,227.87	\$1,728.48	\$3,457							\$3,457															\$3,457
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$746	\$489	\$16,633	\$0	\$0	\$0	\$0	\$0	\$746	\$0	\$0	\$489	\$24,698	\$0	\$0	\$0	\$43,801
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$865	\$584	\$20,457	\$0	\$0	\$0	\$0	\$0	\$1,096	\$0	\$0	\$784	\$40,822	\$0	\$0	\$0	\$64,607

* Markup/LocationFactor (1.178) has been included in unit costs. Markup includes a 7.5% Design and Permits, 4% Client Administration, and 8% G.C. Fees, Bonding and Insurance factors applied to the location adjusted unit cost.

Park Restrooms - Snack Shacks / Cardoza Park

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Cardoza	1051744	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	720	SF	\$2.87	\$4.04	\$2,909						\$2,909										\$2,909						\$5,818
B2032	Cardoza	1051754	Exterior Door, Steel, Replace	25	25	0	2	EA	\$950.12	\$1,337.49	\$2,675	\$2,675																					\$2,675
B3011	Cardoza	1051713	Roof, Modified Bituminous, Replace	20	15	5	300	SF	\$9.00	\$12.67	\$3,801						\$3,801																\$3,801
C3012	Cardoza	1051756	Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	6	2	600	SF	\$1.45	\$1.78	\$1,066					\$1,066															\$1,066		\$3,198
C3021	Cardoza	1051734	Interior Floor Finish, Elastomeric Coating, Prep & Paint	10	10	0	240	SF	\$12.95	\$18.23	\$4,375	\$4,375											\$4,375									\$4,375	\$13,125
C3031	Cardoza	1051779	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	4	6	240	SF	\$2.27	\$2.78	\$667						\$667												\$667				\$1,335
D2011	Cardoza	1051745	Toilet/Water Closet, Stainless Steel, Replace	25	7	18	2	EA	\$1,240.00	\$1,745.56	\$3,491																				\$3,491		\$3,491
D2014	Cardoza	1051699	Sink/Lavatory, Stainless Steel, Replace	20	7	13	2	EA	\$1,054.05	\$1,483.80	\$2,968															\$2,968							\$2,968
D2018	Cardoza	1051765	Drinking Fountain, Vitreous China, Replace	15	7	8	1	EA	\$1,938.99	\$2,729.54	\$2,730									\$2,730													\$2,730
D5012	Cardoza	1051780	Distribution Panel, 100 AMP, Replace	30	30	0	1	EA	\$5,079.93	\$7,151.07	\$7,151	\$7,151																					\$7,151
D5021	Cardoza	1051624	Receptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace	20	20	0	1	EA	\$85.88	\$105.21	\$105	\$105																				\$105	\$210
D5022	Cardoza	1051708	Flood Light, Exterior, 100 W, Replace	20	9	11	2	EA	\$995.47	\$1,401.33	\$2,803												\$2,803										\$2,803
G2031	Cardoza	1051739	Pedestrian Pavement, Sidewalk, Asphalt, Replace	25	24	1	200	SF	\$5.00	\$6.13	\$1,225		\$1,225																				\$1,225
Z108X	Cardoza	1051742	ADA, Restroom, Hand Dryer, Modify	0	0	0	2	EA	\$850.00	\$1,196.55	\$2,393	\$2,393																					\$2,393
Totals, Unescalated												\$16,700	\$1,225	\$1,066	\$0	\$0	\$6,710	\$667	\$0	\$2,730	\$0	\$5,441	\$2,803	\$0	\$2,968	\$0	\$2,909	\$667	\$0	\$4,557	\$0	\$4,480	\$52,922
Totals, Escalated (3.0% inflation, compounded annually)												\$16,700	\$1,262	\$1,131	\$0	\$0	\$7,778	\$797	\$0	\$3,458	\$0	\$7,312	\$3,880	\$0	\$4,358	\$0	\$4,532	\$1,071	\$0	\$7,758	\$0	\$8,092	\$68,128

* Markup/LocationFactor (1.178) has been included in unit costs. Markup includes a 7.5% Design and Permits, 4% Client Administration, and 8% G.C. Fees, Bonding and Insurance factors applied to the location adjusted unit cost.

Park Restrooms - Snack Shacks / Cerano Park

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate			
B2011	Building Exterior	1035569	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	800	SF	\$2.87	\$4.04	\$3,232						\$3,232										\$3,232						\$6,464			
B2032	Building Exterior	1035565	Exterior Door, Steel, Replace	25	7	18	2	EA	\$950.12	\$1,337.49	\$2,675																			\$2,675			\$2,675			
B2032	Building Exterior	1035562	Exterior Door, Steel, Replace	25	7	18	3	EA	\$950.12	\$1,337.49	\$4,012																			\$4,012			\$4,012			
B3016	Roof	1035575	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	3	7	110	LF	\$8.37	\$10.25	\$1,128								\$1,128										\$1,128				\$2,256			
C1031	Restrooms	1035574	Toilet Partitions, Metal Overhead-Braced, Replace	20	7	13	2	EA	\$850.00	\$1,196.55	\$2,393														\$2,393								\$2,393			
C3031	Restrooms	1035572	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	5	5	400	SF	\$2.27	\$2.78	\$1,112						\$1,112										\$1,112						\$2,225			
D2011	Restrooms	1035557	Toilet, Tankless (Water Closet), Replace	20	7	13	3	EA	\$842.97	\$1,186.66	\$3,560																						\$3,560			
D2012	Restrooms	1035568	Urinal, Vitreous China, Replace	20	7	13	1	EA	\$1,193.44	\$1,680.02	\$1,680																						\$1,680			
D2014	Restrooms	1035570	Sink/Lavatory, Stainless Steel, Replace	20	7	13	2	EA	\$1,054.05	\$1,483.80	\$2,968																						\$2,968			
D2018	Building exterior	1035561	Drinking Fountain, Stainless Steel, Replace	10	7	3	2	EA	\$1,257.51	\$1,770.21	\$3,540					\$3,540																	\$3,540			
D3099	Restrooms	1035571	Hand Dryer, Restroom, Replace	10	5	5	2	EA	\$1,581.00	\$2,225.59	\$4,451							\$4,451															\$4,451			
D4031	Electrical room	1035566	Fire Extinguisher, , Replace	15	15	0	1	EA	\$356.54	\$436.80	\$437	\$437																						\$437		
D5022	Throughout building	1035564	Fluorescent Lighting Fixture, T12, 60 W, Replace	20	7	13	6	EA	\$213.86	\$301.05	\$1,806																							\$1,806		
D5022	Building exterior	1035560	Flood Light, Exterior, High Pressure Sodium, Replace	20	7	13	5	EA	\$995.47	\$1,401.33	\$7,007																							\$7,007		
Totals, Unescalated												\$437	\$0	\$0	\$3,540	\$0	\$8,796	\$0	\$1,128	\$0	\$0	\$0	\$0	\$0	\$22,954	\$0	\$9,232	\$0	\$1,128	\$6,687	\$0	\$0				\$53,903
Totals, Escalated (3.0% inflation, compounded annually)												\$437	\$0	\$0	\$3,869	\$0	\$10,197	\$0	\$1,387	\$0	\$0	\$0	\$0	\$0	\$33,709	\$0	\$14,384	\$0	\$1,864	\$11,385	\$0	\$0				\$77,231

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate							
B3016	Dixon Landing	1051712	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	5	5	800	LF	\$8.37	\$11.78	\$9,426						\$9,426									\$9,426							\$18,852							
C1031	Dixon landing	1051727	Toilet Partitions, Metal Overhead-Braced, Replace	20	5	15	5	EA	\$850.00	\$1,196.55	\$5,983															\$5,983							\$5,983							
C3012	Dixon landing	1051702	Interior Wall Finish, Generic Surface, Prep & Paint	8	5	3	750	SF	\$1.45	\$2.04	\$1,531				\$1,531								\$1,531							\$1,531			\$4,593							
C3031	Ceiling	1061689	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	6	4	800	SF	\$1.94	\$2.73	\$2,185					\$2,185										\$2,185							\$4,370							
D2011	Dixon landing	1051763	Toilet/Water Closet, Stainless Steel, Replace	25	13	12	5	EA	\$1,240.00	\$1,745.56	\$8,728														\$8,728								\$8,728							
D2012	Dixon landing	1051769	Urinal, Vitreous China, Replace	20	1	19	2	EA	\$1,193.44	\$1,680.02	\$3,360																				\$3,360			\$3,360						
D2014	Dixon landing	1051726	Sink/Lavatory, Stainless Steel, Replace	20	6	14	4	EA	\$1,054.05	\$1,483.80	\$5,935														\$5,935								\$5,935							
D2023	Dixon landing	1051703	Water Heater, 5 - 15 GAL., Replace	15	13	2	1	EA	\$1,014.17	\$1,427.66	\$1,428				\$1,428															\$1,428				\$2,855						
D3099	Dixon landing	1051774	Hand Dryer, Restroom, Replace	10	8	2	2	EA	\$1,581.00	\$2,225.59	\$4,451				\$4,451										\$4,451									\$8,902						
D4031	Dixon landing	1051741	Fire Extinguisher, , Replace	15	3	12	4	EA	\$356.54	\$501.90	\$2,008														\$2,008									\$2,008						
D5022	Dixon Landing	1048898	Light Dimming Panel, , Replace	15	5	10	1	EA	\$1,596.61	\$2,247.56	\$2,248												\$2,248											\$2,248						
D5022	Dixon Landing	1048900	Fluorescent Lighting Fixture, T12, 60 W, Replace	20	6	14	6	EA	\$213.86	\$301.05	\$1,806															\$1,806								\$1,806						
E1093	Dixon Landing	1051761	Commercial Kitchen, Freezer, Chest, Replace	15	9	6	2	EA	\$1,568.19	\$2,207.56	\$4,415							\$4,415																\$4,415						
E1094	Dixon landing	1051697	Residential Appliances, Garbage Disposal, Replace	10	8	2	1	EA	\$509.92	\$624.71	\$625				\$625															\$625				\$1,249						
E2012	Dixon landing	1051728	Kitchen Counter, Ceramic Tile, Replace	20	20	0	18	LF	\$85.12	\$119.82	\$2,157	\$2,157																				\$2,157			\$4,314					
G2057	Dixon landing	1051729	Irrigation System, Controller, 24 Stations, Replace	15	5	10	3	EA	\$11,880.02	\$16,723.62	\$50,171												\$50,171											\$50,171						
Totals, Unescalated												\$2,157	\$0	\$6,504	\$1,531	\$2,185	\$14,476	\$4,415	\$0	\$0	\$0	\$52,418	\$1,531	\$15,811	\$0	\$9,926	\$20,459	\$0	\$1,428	\$0	\$29,427	\$14,194						\$176,462		
Totals, Escalated (3.0% inflation, compounded annually)												\$2,157	\$0	\$6,900	\$1,673	\$2,459	\$16,782	\$5,272	\$0	\$0	\$0	\$70,446	\$2,119	\$22,543	\$0	\$15,014	\$31,874	\$0	\$2,360	\$0	\$51,601	\$25,636								\$256,836

* Markup/LocationFactor (1.178) has been included in unit costs. Markup includes a 7.5% Design and Permits, 4% Client Administration, and 8% G.C. Fees, Bonding and Insurance factors applied to the location adjusted unit cost.

Park Restrooms - Snack Shacks / Foothill Park

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building Exterior	1053077	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	1	9	650	SF	\$2.87	\$4.04	\$2,626										\$2,626										\$2,626			\$5,252
B2016	At termite damaged areas	1061730	Ceiling, Wood, Replace	20	19	1	100	SF	\$17.37	\$24.45	\$2,445		\$2,445																					\$2,445
B2032	Building Exterior	1053078	Exterior Door, Steel, Replace	25	16	9	1	EA	\$950.12	\$1,164.01	\$1,164										\$1,164													\$1,164
B3011	Roof	1053073	Roof, Modified Bituminous, Replace	20	18	2	300	SF	\$9.00	\$12.67	\$3,801			\$3,801																				\$3,801
C1031	Restroom	1053070	Toilet Partitions, Wood, Replace	20	13	7	2	EA	\$465.02	\$569.71	\$1,139								\$1,139															\$1,139
C3012	Restrooms	1053068	Interior Wall Finish, Generic Surface, Prep & Paint	8	1	7	600	SF	\$1.45	\$1.78	\$1,066								\$1,066								\$1,066							\$2,132
C3021	Restrooms	1053072	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	8	2	240	SF	\$8.74	\$12.30	\$2,953			\$2,953										\$2,953										\$5,906
C3031	Restrooms	1053080	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	6	4	240	SF	\$2.27	\$2.78	\$667					\$667											\$667							\$1,335
D2011	Foothill Park	1053067	Toilet/Water Closet, Stainless Steel, Replace	25	14	11	2	EA	\$1,240.00	\$1,745.56	\$3,491												\$3,491											\$3,491
D2014	Foothill Park	1053082	Sink/Lavatory, Stainless Steel, Replace	20	11	9	2	EA	\$1,054.05	\$1,483.80	\$2,968										\$2,968													\$2,968
D2018	Building exterior	1053085	Drinking Fountain, Refrigerated, Replace	10	8	2	1	EA	\$1,257.51	\$1,770.21	\$1,770			\$1,770										\$1,770										\$3,540
D4031	Foothill Park	1053069	Fire Extinguisher, , Replace	15	9	6	1	EA	\$356.54	\$436.80	\$437							\$437																\$437
D5012	Utility closet	1053075	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	29	1	1	EA	\$5,079.93	\$7,151.07	\$7,151		\$7,151																					\$7,151
D5012	Utility closet	1053079	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	19	11	1	EA	\$5,079.93	\$7,151.07	\$7,151												\$7,151											\$7,151
D5022	Utility room	1053074	Light Dimming Panel, , Replace	15	11	4	1	EA	\$1,596.61	\$2,247.56	\$2,248					\$2,248															\$2,248			\$4,495
D5022	Restrooms	1053076	Fluorescent Lighting Fixture, 60 WATT, Replace	20	11	9	5	EA	\$213.86	\$301.05	\$1,505										\$1,505													\$1,505
G2041	Building Exterior	1053084	Fences & Gates, Metal Tube, 6' High, Replace	30	16	14	10	LF	\$80.01	\$98.02	\$980															\$980								\$980
G2057	Utility room	1053081	Irrigation System, Controller, 24 Stations, Replace	15	13	2	1	EA	\$11,880.02	\$16,723.62	\$16,724			\$16,724																\$16,724				\$33,447
Totals, Unescalated												\$0	\$9,596	\$25,247	\$0	\$2,915	\$0	\$437	\$2,205	\$0	\$8,263	\$0	\$10,642	\$4,723	\$0	\$1,648	\$1,066	\$0	\$16,724	\$0	\$4,874	\$0		\$88,340
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$9,884	\$26,785	\$0	\$3,281	\$0	\$522	\$2,712	\$0	\$10,781	\$0	\$14,731	\$6,734	\$0	\$2,492	\$1,661	\$0	\$27,642	\$0	\$8,546	\$0		\$115,771

* Markup/LocationFactor (1.178) has been included in unit costs. Markup includes a 7.5% Design and Permits, 4% Client Administration, and 8% G.C. Fees, Bonding and Insurance factors applied to the location adjusted unit cost.

Park Restrooms - Snack Shacks / Gill Memorial Park Restroom

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Rep							
B1022	Gill Park	1035739	Roof Structure, Pitched, Heavy Timber Framing, Replace	50	49	1	200	SF	\$31.32	\$44.09	\$8,818		\$8,818																											
B2011	Gill Park	1035740	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	550	SF	\$2.87	\$4.04	\$2,222				\$2,222										\$2,222															
B2032	Gill Park	1035729	Exterior Door, Steel, Replace	25	16	9	2	EA	\$950.12	\$1,337.49	\$2,675										\$2,675																			
C1031	Gill Park	1035714	Toilet Partitions, Composite, Replace	20	9	11	2	EA	\$850.00	\$1,196.55	\$2,393												\$2,393																	
C3012	Gill Park	1035764	Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	6	2	580	SF	\$1.45	\$1.78	\$1,030			\$1,030								\$1,030									\$1,030									
C3021	Gill Park	1035720	Interior Floor Finish, Epoxy Coating, Prep & Paint	10	10	0	220	SF	\$8.74	\$12.30	\$2,707	\$2,707										\$2,707											\$2,707							
C3031	Gill Park	1035742	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	8	2	220	SF	\$2.27	\$2.78	\$612			\$612										\$612																
D2011	Gill Park	1035746	Toilet/Water Closet, Stainless Steel, Replace	25	9	16	2	EA	\$1,240.00	\$1,745.56	\$3,491																		\$3,491											
D2014	Gill Park	1035684	Sink/Lavatory, Stainless Steel, Replace	20	9	11	2	EA	\$1,054.05	\$1,483.80	\$2,968												\$2,968																	
D5012	Gill Park	1035681	Distribution Panel, 208 Y, 120 V, 400 Amp, Replace	30	28	2	1	EA	\$9,487.85	\$13,356.14	\$13,356			\$13,356																										
D5021	Gill Park	1035735	Receptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace	20	20	0	1	EA	\$85.88	\$105.21	\$105	\$105																					\$105							
D5021	Gill Park	1035719	Receptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace	20	20	0	1	EA	\$85.88	\$105.21	\$105	\$105																					\$105							
D5022	Gill Park	1035701	Fluorescent Lighting Fixture, 60 WATT, Replace	20	16	4	4	EA	\$213.86	\$262.00	\$1,048				\$1,048																									
D5022	Gill Park	1035696	Light Dimming Panel, , Replace	15	9	6	1	EA	\$1,596.61	\$2,247.56	\$2,248							\$2,248																						
D5022	Gill Park	1035743	Light Dimming Panel, , Replace	15	7	8	1	EA	\$1,596.61	\$2,247.56	\$2,248									\$2,248																				
G2041	Gill Park	1035680	Fences & Gates, Metal Tube, 6' High, Replace	30	13	17	8	LF	\$80.01	\$98.02	\$784																			\$784										
G2057	Gill Park	1035715	Irrigation System, Controller, 24 Stations, Replace	15	11	4	1	EA	\$11,880.02	\$16,723.62	\$16,724					\$16,724																\$16,724								
Totals, Unescalated												\$2,917	\$8,818	\$14,998	\$2,222	\$17,772		\$0	\$2,248	\$0	\$2,248	\$2,675	\$3,737	\$5,361	\$612	\$2,222	\$0	\$0	\$3,491	\$784	\$1,030	\$16,724	\$2,917							
Totals, Escalated (3.0% inflation, compounded annually)												\$2,917	\$9,082	\$15,912	\$2,428	\$20,002		\$0	\$2,684	\$0	\$2,847	\$3,490	\$5,022	\$7,420	\$872	\$3,263	\$0	\$0	\$5,602	\$1,296	\$1,754	\$29,325	\$5,269							

Park Restrooms - Snack Shacks / Hall Memorial Park

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
B2011	Hall Memorial Park	1061824		Exterior Wall, Concrete Block (CMU), 1-2 Stories, Replace	40	39	1	50	SF	\$17.16	\$21.02	\$1,051		\$1,051																					\$1,051	
B2011	Hall Memorial Park	1035728		Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	560	SF	\$2.87	\$4.04	\$2,262					\$2,262									\$2,262										\$4,525
B2016	Hall Memorial Park	1035700		Fascia, Wood, Replace	20	19	1	60	SF	\$17.37	\$24.45	\$1,467		\$1,467																						\$1,467
B2032	Hall Memorial Park	1035770		Exterior Door, Steel, Replace	25	23	2	2	EA	\$950.12	\$1,337.49	\$2,675			\$2,675																					\$2,675
B3011	Hall Memorial Park	1035707		Roof, Modified Bituminous, Replace	20	17	3	300	SF	\$9.00	\$12.67	\$3,801				\$3,801																				\$3,801
C1031	Hall Memorial Park	1035731		Toilet Partitions, Metal Overhead-Braced, Replace	20	11	9	2	EA	\$850.00	\$1,196.55	\$2,393										\$2,393														\$2,393
C3012	Hall Memorial Park	1035738		Interior Wall Finish, Generic Surface, Prep & Paint	8	6	2	760	SF	\$1.45	\$2.04	\$1,551			\$1,551								\$1,551								\$1,551					\$4,654
C3021	Hall Memorial Park	1035745		Interior Floor Finish, Epoxy Coating, Prep & Paint	10	10	0	240	SF	\$8.74	\$12.30	\$2,953	\$2,953										\$2,953										\$2,953			\$8,858
C3031	Hall Memorial Park	1061813		Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	8	2	240	SF	\$2.27	\$2.78	\$667			\$667										\$667											\$1,335
D2011	Hall memorial park	1035721		Toilet/Water Closet, Stainless Steel, Replace	25	13	12	2	EA	\$1,240.00	\$1,745.56	\$3,491												\$3,491												\$3,491
D2014	Hall memorial park	1035677		Sink/Lavatory, Stainless Steel, Replace	20	10	10	2	EA	\$1,054.05	\$1,483.80	\$2,968										\$2,968														\$2,968
D5012	Hall memorial park	1035708		Distribution Panel, 100 AMP, Replace	30	30	0	1	EA	\$5,079.93	\$7,151.07	\$7,151	\$7,151																							\$7,151
D5012	Hall memorial park	1035706		Distribution Panel, 225 AMP, Replace	30	30	0	1	EA	\$7,951.00	\$11,192.70	\$11,193	\$11,193																							\$11,193
Totals, Unescalated													\$21,297	\$2,518	\$4,894	\$3,801	\$2,262	\$0	\$0	\$0	\$0	\$2,393	\$7,472	\$0	\$4,159	\$0	\$2,262	\$0	\$0	\$0	\$1,551	\$0	\$2,953	\$55,562		
Totals, Escalated (3.0% inflation, compounded annually)													\$21,297	\$2,594	\$5,192	\$4,153	\$2,546	\$0	\$0	\$0	\$0	\$3,122	\$10,041	\$0	\$5,929	\$0	\$3,422	\$0	\$0	\$0	\$2,641	\$0	\$5,333	\$66,271		

* Markup/LocationFactor (1.178) has been included in unit costs. Markup includes a 7.5% Design and Permits, 4% Client Administration, and 8% G.C. Fees, Bonding and Insurance factors applied to the location adjusted unit cost.

Park Restrooms - Snack Shacks / John McDermott Park

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate					
B2011	John mcdermond	1035752		Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	1	9	550	SF	\$2.87	\$4.04	\$2,222										\$2,222										\$2,222			\$4,444				
B2032	John mcdermond	1035734		Exterior Door, Steel, Replace	25	5	20	3	EA	\$950.12	\$1,337.49	\$4,012																					\$4,012			\$4,012			
C3012	John mcdermond	1035727		Interior Wall Finish, Laminated Paneling, Replace	20	5	15	640	SF	\$15.31	\$21.55	\$13,793																\$13,793							\$13,793				
D2014	John mcdermond	1035751		Sink/Lavatory, Stainless Steel, Replace	20	6	14	2	EA	\$1,054.05	\$1,483.80	\$2,968															\$2,968								\$2,968				
D2014	John mcdermond	1035688		Sink/Lavatory, Stainless Steel, Replace	20	5	15	2	EA	\$1,054.05	\$1,483.80	\$2,968																\$2,968							\$2,968				
D4031	John mcdermond	1035712		Fire Extinguisher, , Replace	15	5	10	1	EA	\$356.54	\$436.80	\$437											\$437												\$437				
D5022	John mcdermond	1035698		Flood Light, Exterior, 100 W, Replace	20	5	15	1	EA	\$995.47	\$1,219.57	\$1,220																\$1,220							\$1,220				
D5022	John mcdermond	1035749		Fluorescent Lighting Fixture, 160 WATT, Replace	20	5	15	2	EA	\$262.68	\$321.81	\$644																\$644							\$644				
Totals, Unescalated													\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,222	\$437	\$0	\$0	\$0	\$2,968	\$18,624	\$0	\$0	\$0	\$2,222	\$4,012				\$30,485
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,899	\$587	\$0	\$0	\$0	\$4,489	\$29,016	\$0	\$0	\$0	\$3,896	\$7,247				\$48,134

* Markup/LocationFactor (1.178) has been included in unit costs. Markup includes a 7.5% Design and Permits, 4% Client Administration, and 8% G.C. Fees, Bonding and Insurance factors applied to the location adjusted unit cost.

Park Restrooms - Snack Shacks / Jose Higuera Adobe

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
B2011	Higuera Adobe	1035717		Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	250	SF	\$2.87	\$3.52	\$879			\$879										\$879									
B2011	Higuera Adobe	1035725		Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	4	6	950	SF	\$2.87	\$4.04	\$3,838							\$3,838										\$3,838					
B2032	Higuera Adobe	1035750		Exterior Door, Wood Solid-Core, Replace	25	19	6	2	EA	\$1,823.11	\$2,566.42	\$5,133							\$5,133															
B2032	Higuera Adobe	1035747		Exterior Door, Wood Solid-Core, Replace	25	19	6	2	EA	\$1,423.11	\$2,003.33	\$4,007							\$4,007															
C1031	Higuera Adobe	1035756		Toilet Partitions, Metal, Refinish	5	2	3	2	EA	\$35.77	\$43.82	\$88				\$88					\$88					\$88					\$88			
C3012	Higuera Adobe	1035702		Interior Wall Finish, Generic Surface, Prep & Paint	8	3	5	1060	SF	\$1.45	\$2.04	\$2,164						\$2,164							\$2,164									
D2011	Higuera Adobe	1035676		Toilet, Tankless (Water Closet), Replace	20	5	15	2	EA	\$842.97	\$1,186.66	\$2,373																\$2,373						
D2014	Higuera Adobe	1035730		Sink/Lavatory, Porcelain Enamel, Cast Iron, Replace	20	5	15	2	EA	\$1,167.28	\$1,643.19	\$3,286																\$3,286						
D2023	Higuera Adobe	1035769		Water Heater, 3.5, Replace	15	13	2	1	EA	\$1,907.74	\$2,685.54	\$2,686			\$2,686															\$2,686				
D3099	Higuera Adobe	1035759		Hand Dryer, Restroom, Replace	10	5	5	2	EA	\$1,581.00	\$2,225.59	\$4,451						\$4,451										\$4,451						
D5012	Higuera Adobe	1035723		Distribution Panel, 225 AMP, Replace	30	28	2	1	EA	\$7,906.20	\$11,129.64	\$11,130			\$11,130																			
D5022	Higuera Adobe	1035733		Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace	15	5	10	1	EA	\$1,596.61	\$2,247.56	\$2,248										\$2,248												
D5022	Higuera Adobe	1035679		Fluorescent Lighting Fixture, T12, 40 W, Replace	20	6	14	4	EA	\$213.86	\$262.00	\$1,048															\$1,048							
D5022	Higuera Adobe	1035736		Compact Fluorescent Lighting Fixture w/ Electronic Ballast, 160 W, Replace	20	5	15	3	EA	\$136.01	\$166.63	\$500																\$500						
D5022	Higuera Adobe	1035711		Fluorescent Lighting Fixture, T12, 60 W, Replace	20	5	15	8	EA	\$213.86	\$301.05	\$2,408																\$2,408						
Totals, Unescalated													\$0	\$0	\$14,694	\$88	\$0	\$6,615	\$12,978	\$0	\$88	\$0	\$2,248	\$0	\$879	\$2,251	\$1,048	\$13,019	\$3,838	\$2,686	\$88	\$0	\$0	\$60,518
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$0	\$15,589	\$96	\$0	\$7,668	\$15,496	\$0	\$111	\$0	\$3,021	\$0	\$1,253	\$3,306	\$1,585	\$20,283	\$6,159	\$4,439	\$149	\$0	\$0	\$79,156

* Markup/LocationFactor (1.178) has been included in unit costs. Markup includes a 7.5% Design and Permits, 4% Client Administration, and 8% G.C. Fees, Bonding and Insurance factors applied to the location adjusted unit cost.

Park Restrooms - Snack Shacks / Murphy Park

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B2011	Building Exterior	1053123		Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	580	SF	\$2.87	\$4.04	\$2,343					\$2,343										\$2,343								\$4,687
B2032	Building Exterior	1053111		Exterior Door, Steel, Replace	25	23	2	2	EA	\$950.12	\$1,337.49	\$2,675			\$2,675																				\$2,675
B3011	Roof	1053120		Roof, Modified Bituminous, Replace	20	1	19	280	SF	\$9.00	\$12.67	\$3,547																			\$3,547				\$3,547
C1031	Restrooms	1053113		Toilet Partitions, Wood, Replace	20	13	7	2	EA	\$465.02	\$569.71	\$1,139								\$1,139															\$1,139
C3012	Restrooms	1053118		Interior Wall Finish, Generic Surface, Prep & Paint	8	6	2	750	SF	\$1.45	\$2.04	\$1,531			\$1,531								\$1,531									\$1,531			\$1,593
C3021	Murphy Park	1053125		Interior Floor Finish, Elastomeric Coating, Prep & Paint	10	8	2	240	SF	\$12.95	\$18.23	\$4,375			\$4,375										\$4,375										\$8,750
C3031	Murphy Park	1053119		Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	8	2	240	SF	\$2.27	\$2.78	\$667			\$667										\$667										\$1,335
D2011	Murphy Park	1053116		Toilet/Water Closet, Stainless Steel, Replace	25	13	12	2	EA	\$1,240.00	\$1,745.56	\$3,491												\$3,491											\$3,491
D2014	Murphy Park	1053110		Sink/Lavatory, Stainless Steel, Replace	20	13	7	2	EA	\$1,054.05	\$1,483.80	\$2,968								\$2,968															\$2,968
D2018	Murphy Park	1053117		Drinking Fountain, Cast Concrete, Replace	15	13	2	1	EA	\$1,938.99	\$2,729.54	\$2,730			\$2,730																\$2,730				\$5,459
D4031	Utility closet	1053115		Fire Extinguisher, , Replace	15	6	9	1	EA	\$356.54	\$436.80	\$437										\$437													\$437
D5012	Utility closet	1053112		Distribution Panel, 100 AMP, Replace	30	29	1	1	EA	\$5,079.93	\$7,151.07	\$7,151		\$7,151																					\$7,151
D5022	Utility room	1053121		Light Dimming Panel, 100, Replace	15	8	7	1	EA	\$1,596.61	\$2,247.56	\$2,248								\$2,248															\$2,248

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
D2018	Sinnott Park Restroom	1053613	Drinking Fountain, Cast Concrete, Replace	15	13	2	1	EA	\$1,938.99	\$2,729.54	\$2,730			\$2,730														\$2,730					\$5,459
D4031	Utility room	1053608	Fire Extinguisher, , Replace	15	4	11	1	EA	\$356.54	\$436.80	\$437												\$437										\$437
D5012	Utility room	1053617	Distribution Panel, 125 AMP, Replace	30	29	1	1	EA	\$5,079.93	\$7,151.07	\$7,151			\$7,151																			\$7,151
D5012	Sinnott Park Restroom	1053604	Distribution Panel, 100 AMP, Replace	30	29	1	1	EA	\$5,079.93	\$7,151.07	\$7,151			\$7,151																			\$7,151
D5022	Restrooms	1053606	Fluorescent Lighting Fixture, 60 WATT, Replace	20	16	4	4	EA	\$213.86	\$262.00	\$1,048					\$1,048																	\$1,048
G2057	Sinnott Park Restroom	1053603	Irrigation System, Controller, 24 Stations, Replace	15	13	2	1	EA	\$11,880.02	\$16,723.62	\$16,724			\$16,724															\$16,724				\$33,447
Z108X	Restrooms	1053600	ADA, Restroom, Hand Dryer, Modify	0	0	0	2	EA	\$850.00	\$1,196.55	\$2,393	\$2,393																					\$2,393
Totals, Unescalated												\$9,702	\$14,302	\$23,254	\$2,041	\$1,048	\$4,011	\$0	\$2,968	\$1,164	\$0	\$5,104	\$2,478	\$3,491	\$0	\$0	\$4,011	\$0	\$19,453	\$0	\$3,181	\$5,104	\$101,312
Totals, Escalated (3.0% inflation, compounded annually)												\$9,702	\$14,731	\$24,670	\$2,230	\$1,180	\$4,650	\$0	\$3,650	\$1,475	\$0	\$6,860	\$3,430	\$4,978	\$0	\$0	\$6,249	\$0	\$32,153	\$0	\$5,577	\$9,219	\$130,753

* Markup/LocationFactor (1.178) has been included in unit costs. Markup includes a 7.5% Design and Permits, 4% Client Administration, and 8% G.C. Fees, Bonding and Insurance factors applied to the location adjusted unit cost.

Park Restrooms - Snack Shacks / Starlight Park

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B101X	Starlight Park	1035678	Structural Frame, , Replace	50	49	1	180	SF	\$30.62	\$43.10	\$7,759		\$7,759																				\$7,759	
B1022	Starlight	1035771	Roof Structure, Pitched, Heavy Timber Framing, Replace	50	49	1	200	SF	\$31.32	\$44.09	\$8,818		\$8,818																				\$8,818	
B2011	Starlight	1035687	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	600	SF	\$2.87	\$4.04	\$2,424					\$2,424										\$2,424							\$4,848	
B3011	Starlight	1035773	Roof, Modified Bituminous, Replace	20	17	3	370	SF	\$9.00	\$12.67	\$4,688				\$4,688																		\$4,688	
C3012	Starlight	1035761	Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	5	3	700	SF	\$1.45	\$2.04	\$1,429				\$1,429								\$1,429								\$1,429		\$4,286	
C3021	Starlight	1035690	Interior Floor Finish, Elastomeric Coating, Prep & Paint	10	1	9	500	SF	\$12.95	\$18.23	\$9,115										\$9,115										\$9,115		\$18,230	
C3031	Starlight	1035766	Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	8	2	280	SF	\$2.27	\$2.78	\$779			\$779										\$779									\$1,557	
D2011	Starlight	1035732	Toilet, Tankless (Water Closet), Replace	20	1	19	2	EA	\$842.97	\$1,186.66	\$2,373																				\$2,373		\$2,373	
D2014	Starlight	1035713	Sink/Lavatory, Stainless Steel, Replace	20	13	7	2	EA	\$1,054.05	\$1,483.80	\$2,968								\$2,968														\$2,968	
D2014	Starlight	1035705	Sink/Lavatory, Stainless Steel, Replace	20	6	14	2	EA	\$1,054.05	\$1,483.80	\$2,968															\$2,968							\$2,968	
D2018	Starlight	1035703	Drinking Fountain, Vitreous China, Replace	15	13	2	1	EA	\$1,938.99	\$2,729.54	\$2,730			\$2,730																\$2,730			\$5,459	
D3099	Starlight	1035763	Hand Dryer, Restroom, Replace	10	10	0	2	EA	\$1,581.00	\$2,225.59	\$4,451	\$4,451										\$4,451									\$4,451		\$13,354	
D5012	Starlight	1035724	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	30	0	1	EA	\$5,079.93	\$7,151.07	\$7,151	\$7,151																					\$7,151	
D5012	Starlight	1035744	Distribution Panel, 100 AMP, Replace	30	28	2	1	EA	\$5,079.93	\$7,151.07	\$7,151			\$7,151																			\$7,151	
D5021	Starlight	1035755	Receptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace	20	20	0	1	EA	\$85.88	\$105.21	\$105	\$105																				\$105	\$210	
D5022	Starlight	1035768	Light Dimming Panel, , Replace	15	7	8	1	EA	\$1,596.61	\$2,247.56	\$2,248									\$2,248													\$2,248	
D5022	Starlight	1035762	Light Dimming Panel, Digital Multi-Purpose Time Control Clock & Photosensor, Replace	15	7	8	1	EA	\$4,261.42	\$5,998.84	\$5,999									\$5,999													\$5,999	
D5022	Starlight	1035774	Fluorescent Lighting Fixture, 40 WATT, Replace	20	4	16	4	EA	\$213.86	\$262.00	\$1,048																		\$1,048				\$1,048	
G2041	Starlight	1035699	Fences & Gates, Metal Tube, 6' High, Replace	30	16	14	10	LF	\$80.01	\$98.02	\$980																\$980						\$980	
Totals, Unescalated												\$11,707	\$16,577	\$10,659	\$6,116	\$2,424	\$0	\$0	\$2,968	\$8,246	\$9,115	\$4,451	\$1,429	\$779	\$0	\$6,372	\$0	\$1,048	\$2,730	\$0	\$12,917	\$4,556		\$102,094
Totals, Escalated (3.0% inflation, compounded annually)												\$11,707	\$17,074	\$11,308	\$6,684	\$2,728	\$0	\$0	\$3,650	\$10,446	\$11,893	\$5,982	\$1,978	\$1,110	\$0	\$9,638	\$0	\$1,682	\$4,512	\$0	\$22,650	\$8,229		\$131,272

* Markup/LocationFactor (1.178) has been included in unit costs. Markup includes a 7.5% Design and Permits, 4% Client Administration, and 8% G.C. Fees, Bonding and Insurance factors applied to the location adjusted unit cost.

Park Restrooms - Snack Shacks / Thomas Russell middle school

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
B2011	Russel middle	1051716	Exterior Wall, Fiber Cement Siding, 1-2 Stories, Replace	40	40	0	1200	SF	\$6.24	\$8.78	\$10,541	\$10,541																					\$10,541		
B2021	Russel middle	1051778	Window, SF, Replace	30	26	4	2	EA	\$584.21	\$822.40	\$1,645					\$1,645																		\$1,645	
B2021	Russel middle	1051731	Window, SF, Replace	30	11	19	2	EA	\$870.45	\$1,225.34	\$2,451																				\$2,451			\$2,451	
B2032	Russel middle	1051755	Exterior Door, Steel, Replace	25	25	0	2	EA	\$950.12	\$1,337.49	\$2,675	\$2,675																						\$2,675	
C1031	Russel middle	1051730	Toilet Partitions, Metal Overhead-Braced, Replace	20	9	11	8	EA	\$850.00	\$1,196.55	\$9,572												\$9,572											\$9,572	
C3012	Russel middle	1051770	Interior Wall Finish, Laminated Paneling, Replace	20	16	4	750	SF	\$15.31	\$21.55	\$16,164					\$16,164																		\$16,164	
C3024	Russel middle	1051724	Interior Floor Finish, Vinyl Sheeting, Replace	15	15	0	500	SF	\$7.01	\$9.87	\$4,934	\$4,934																\$4,934							\$9,868
C3032	Russel middle	1051696	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	17	3	500	SF	\$3.11	\$4.38	\$2,189				\$2,189																				\$2,189
D2011	Russel middle	1051695	Toilet, Tankless (Water Closet), Replace	20	16	4	8	EA	\$842.97	\$1,186.66	\$9,493					\$9,493																			\$9,493
D2012	Russel middle	1051693	Urinal, Vitreous China, Replace	20	9	11	1	EA	\$1,193.44	\$1,680.02	\$1,680												\$1,680												\$1,680
D2014	Russel middle	1051700	Sink/Lavatory, Enameled Steel, Replace	20	20	0	3	EA	\$616.03	\$867.19	\$2,602	\$2,602																					\$2,602		\$5,203
D2014	Russel middle	1051749	Sink/Lavatory, Enameled Steel, Replace	20	1	19	3	EA	\$616.03	\$867.19	\$2,602																					\$2,602			\$2,602
D2018	Russel middle	1051772	Drinking Fountain, Refrigerated, Replace	10	9	1	1	EA	\$1,257.51	\$1,770.21	\$1,770		\$1,770										\$1,770												\$3,540
D2023	Russel middle	1051737	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	10	5	1	EA	\$1,014.17	\$1,427.66	\$1,428						\$1,428															\$1,428			\$2,855
D3051	Russel middle	1051751	Unit Heater, Electric, 1 to 2 kW, Replace	20	6	14	3	EA	\$1,095.84	\$1,542.62	\$4,628															\$4,628									\$4,628
D3099	Russel middle	1051715	Hand Dryer, Restroom, Replace	10	6	4	2	EA	\$1,581.00	\$2,225.59	\$4,451					\$4,451										\$4,451									\$8,902
D5012	Russel middle	1051753	Distribution Panel, 60 AMP, Replace	30	25	5	1	EA	\$5,079.93	\$7,151.07	\$7,151						\$7,151																		\$7,151
D5012	Russel middle	1051773	Distribution Panel, 225 AMP, Replace	30	23	7	1	EA	\$7,951.00	\$11,192.70	\$11,193								\$11,193																\$11,193
D5012	Russel middle	1051723	Secondary Transformer, 25 kVA, Replace	30	21	9	1	EA	\$6,086.36	\$8,567.83	\$8,568											\$8,568													\$8,568
D5012	Russel middle	1051725	Distribution Panel, 100 AMP, Replace	30	21	9	1	EA	\$5,079.93	\$7,151.07	\$7,151											\$7,151													\$7,151
D5021	Russel middle	1051717	Receptacle, Ground Fault Circuit Interrupter (GFCI), 15-20 Amp, Replace	20	20	0	1	EA	\$85.88	\$105.21	\$105	\$105																				\$105			\$210
D5022	Russel middle	1051748	Flood Light, Exterior, 100 W, Replace	20	18	2	1	EA	\$995.47	\$1,219.57	\$1,220			\$1,220																					\$1,220
D5037	Russel middle	1051711	Fire Alarm Control Panel, Addressable, Replace	15	14	1	1	EA	\$20,297.59	\$28,573.12	\$28,573		\$28,573																\$28,573						\$57,146
D5037	Russel middle	1051771	Fire Alarm System, School, Upgrade/Install	20	18	2	800	SF	\$3.13	\$4.41	\$3,525			\$3,525																					\$3,525
E1093	Russel middle	1051762	Commercial Kitchen, Refrigerator, 3-Door Reach-In, Replace	15	15	0	1	EA	\$5,804.00	\$8,170.35	\$8,170	\$8,170															\$8,170								\$16,341
E1094	Russel middle	1051775	Residential Appliances, 18 CF, Replace	15	13	2	4	EA	\$956.04	\$1,345.83	\$5,383			\$5,383																					\$10,767
E1094	Russel middle	1051767	Residential Appliances, Refrigerator, 14-18 CF, Replace	15	10	5	1	EA	\$956.04	\$1,171.26	\$1,171						\$1,171															\$1,171			\$2,343
E2012	Russel middle	1051733	Kitchen Counter, Plastic Laminate, Postformed, Replace	10	8	2	20	LF	\$43.90	\$53.78	\$1,076			\$1,076										\$1,076											\$2,151

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
Totals, Unescalated													\$29,027	\$30,343	\$11,203	\$2,189	\$31,753	\$9,750	\$0	\$11,193	\$0	\$15,719	\$0	\$13,023	\$1,076	\$0	\$9,079	\$13,104	\$28,573	\$5,383	\$0	\$5,052	\$5,306	\$221,774
Totals, Escalated (3.0% inflation, compounded annually)													\$29,027	\$31,254	\$11,886	\$2,392	\$35,739	\$11,303	\$0	\$13,766	\$0	\$20,510	\$0	\$18,026	\$1,534	\$0	\$13,733	\$20,416	\$45,851	\$8,898	\$0	\$8,859	\$9,583	\$282,775
* Markup/LocationFactor (1.178) has been included in unit costs. Markup includes a 7.5% Design and Permits, 4% Client Administration, and 8% G.C. Fees, Bonding and Insurance factors applied to the location adjusted unit cost.																																		